West Bench Plaza

8000 West 3500 South Magna, UT 84044



RETAIL | FOR LEASE

PROPERTY INFORMATION

- > 6,034 SF (divisible) QUIETLY MARKETED
- > 2,800 SF Former Dental Office \$20.00 PSF NNN
- > NNN charges estimated at \$6.54 PSF
- > Smith's Grocery anchored
- > Great mix of national & local tenants
- Heart of Magna Shopping Center

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST	21,036	60,130	126,906
2028 PROJ	21,796	61,038	127,418
HOUSEHOLDS			
2023 EST	5,967	16,845	35,205
2028 PROJ	6,232	17,267	35,679
NCOME			
2023 AVG	\$102,052	\$108,488	\$112,272
2023 MED	\$88,527	\$92,446	\$92,187
Source: ESRI 2023			



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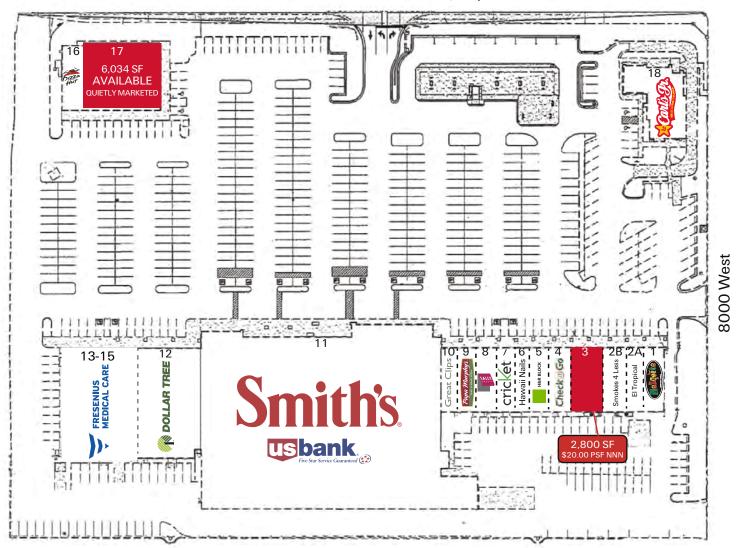
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3500 South - 17,000 cars/day











SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1	Beto's	6	Hawaii Nails	13-15	Fresenius Medical Care
2A	El Tropical, desserts	7	Cricket Wireless	16	Pizza Hut
2B	Smokes 4 Less	8	Sally Beauty Supply	17	6,034 SF (divisible)
3	Former Dental Office	9	Papa Murphy's	17	AVAILABLE
	2,800 SF AVAILABLE	10	Great Clips		QUIETLY MARKETED
4	Check 'n Go	11	Smith's/U.S. Bank	18	Carl's Jr.
5	H&R Block	12	Dollar Tree		



