



Property Highlights

- Size: 2,716 SF
 - » Retail Area: 1,858 SF
 - » Warehouse Area: 858 SF
- Lease Rate: \$15.00 PSF/NNN
- 2024 CAM: \$3.50 PSF
- High traffic counts
- Easy access off of I-15
- High visibility
- Ample parking
- Storage in the rear of the space
- Thriving community

Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	14,353	94,246	223,575
Projected Population (2029)	15,687	99,608	235,251
Estimated Households (2024)	5,200	30,175	70,204
Projected Households (2029)	5,782	32,325	74,768
Est. Median Household Income (2024)	\$64,106	\$87,271	\$98,359
Est. Avg. Household Income (2024)	\$79,497	\$109,860	\$120,940
Est. Per Capita Household Income (2024)	\$29,255	\$35,257	\$37,956

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2024 and 2029

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FOR LEASE

Tyton Retail

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