FOR LEASE › RETAIL

Former Whole Foods- Sublease

11479 SOUTH STATE STREET, DRAPER, UTAH 84020

Property Information

- **30,051 SF** on the Main Floor- Large mezzanine included (Rent free)
- Prime frontage on 11400 South & State Street- Full I-15 Interchange at 11400 South
- 142' of Building Frontage
- Pylon signage on State Street and 11400 South
- High ceiling clearance
- Redundant Power
- Dock High loading with Leveler
- 5/1000 Parking Ratio
- Two Full Access entry points, and two Right In – Right Out
- **12 years** remaining on Primary Lease Term, and Six, Five Year Options
- Shadow anchored by Scheel's, Best Buy, The Home Depot, and Costco
- Strong Demographics & Traffic Counts
- **Lease Rate Negotiable**

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2020 DEMOGRAPHICS

POPULATION

1 Mile - 10,320

3 Mile - 96,461

5 Mile - 271,131

AVERAGE HOUSEHOLD INCOME

1 Mile - $114,276

3 Mile - $117,470

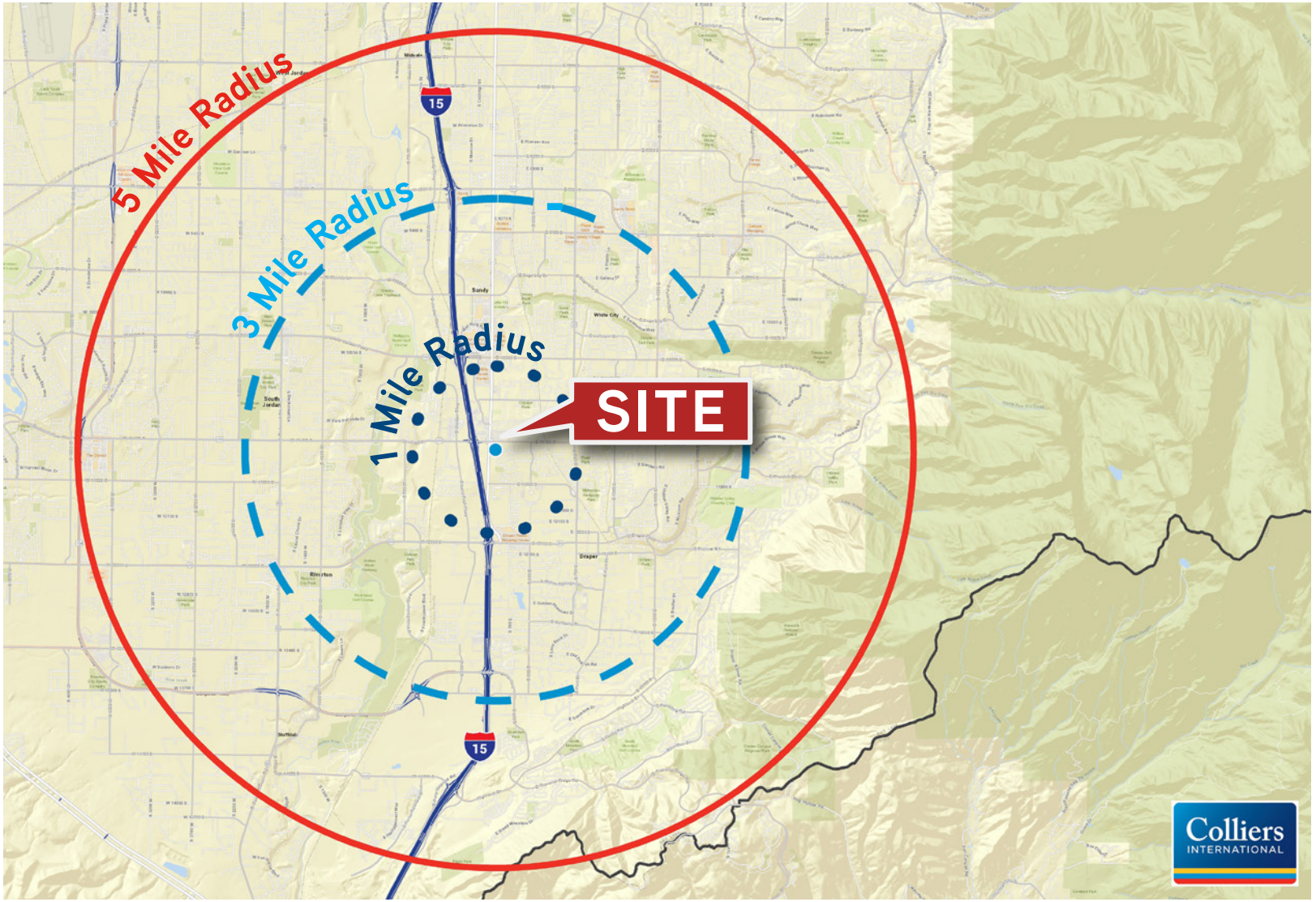
5 Mile - $119,281

HOUSEHOLDS

1 Mile - 3,543

3 Mile - 30,670

5 Mile - 83,336



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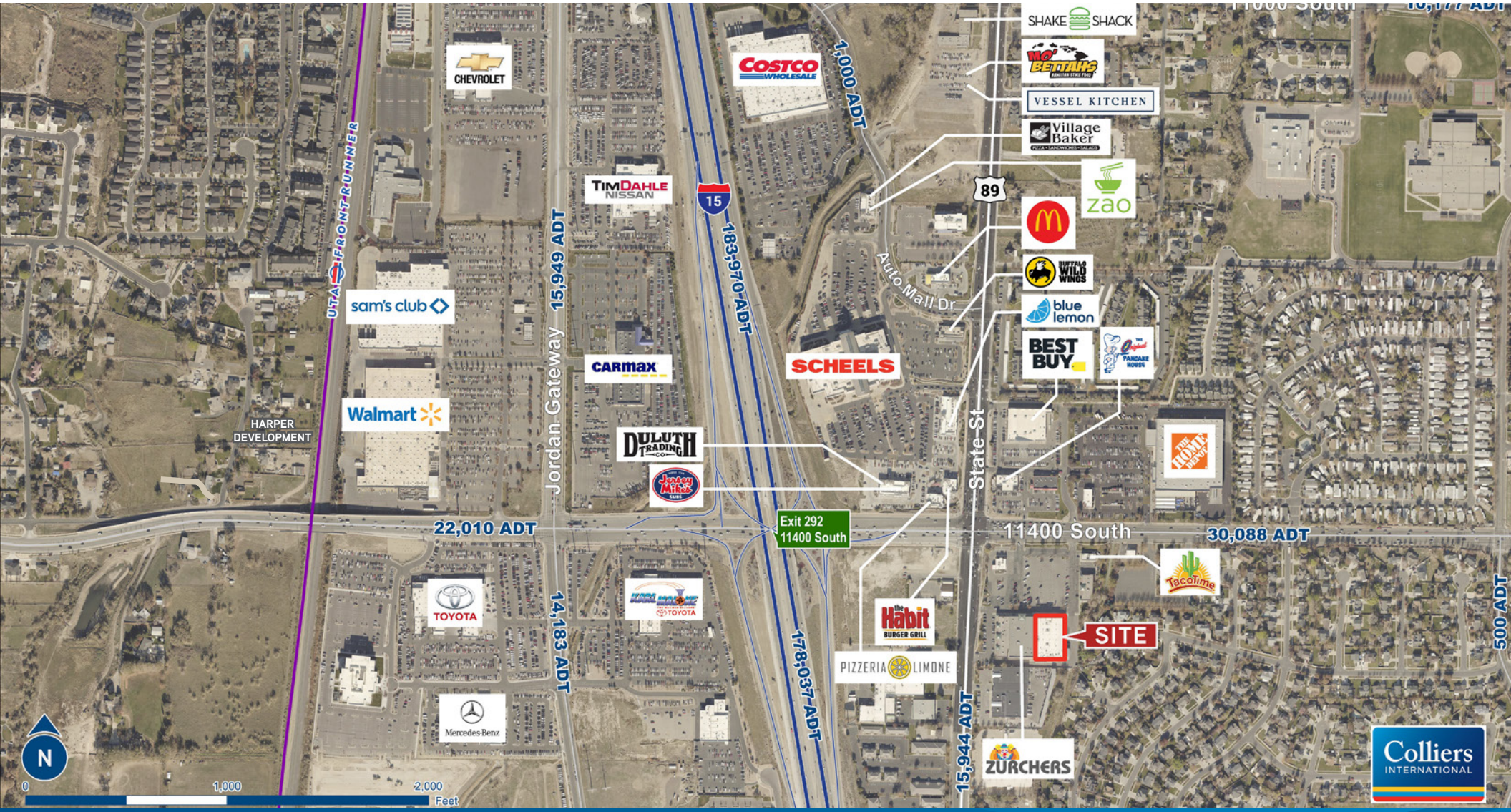

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