

DRAPER STATE STREET FRONTAGE LAND



FOR LEASE

PROPERTY DETAILS

11488 S State St, Draper, UT 84020

- 2.36 AC
- Zoned CC
- Permitted uses include Car Wash, Auto Use (Sale or Rental), C-Store, Bank, Bar, Hotel, School, Office, etc.
- Prime State Street Frontage with Strong Daily Traffic Counts
- Centrally Located in the Heart of Draper's Commercial Corridor
- Freeway Visible
- \$250,000 per year

SURROUNDING TENANTS



2025 DEMOS

EST. POPULATION



1 MILE » 11,064
3 MILE » 94,366
5 MILE » 260,814

EST. HOUSEHOLDS



1 MILE » 3,989
3 MILE » 32,268
5 MILE » 87,253

EST. AVERAGE HH INCOME



1 MILE » \$129,983
3 MILE » \$149,411
5 MILE » \$155,000

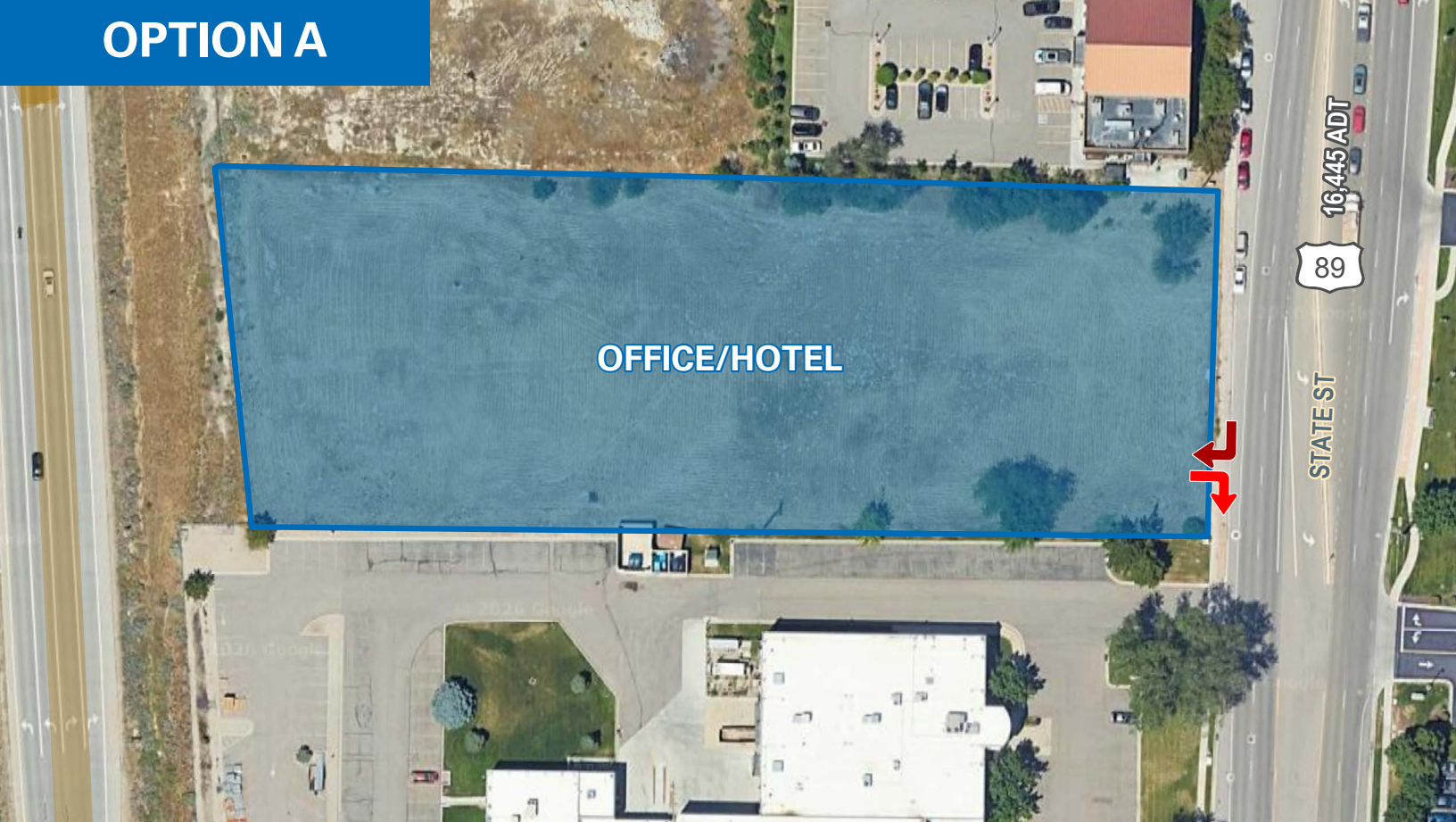


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OPTION A



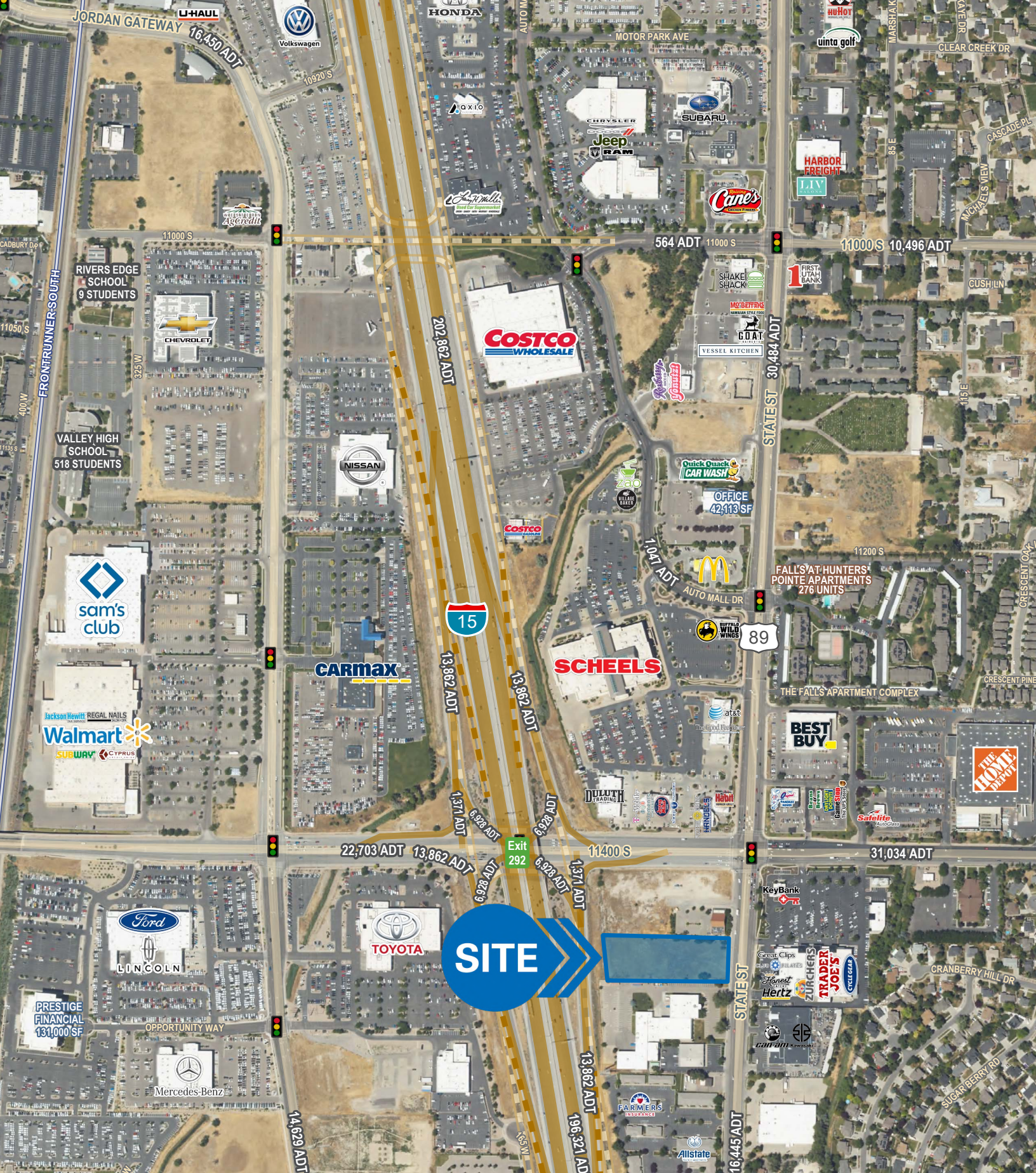
OPTION B



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