

# ANTELOPE STATION



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**COSTCO**  
WHOLESALE  
COMING SOON

ANTELOPE DRIVE

3000 WEST

# ANTELOPE STATION

1700 SOUTH 3000 WEST • SYRACUSE • UTAH • 84075

## FOR GROUND LEASE OR BUILD TO SUIT

### PROPERTY SPECS

- 0.49 - 2.99 Acres available
- 1,200 SF to 7,440 SF
- Located Along Antelope Drive – Just West of New Weber Davis Corridor Freeway Exit
- Perfect Retail Development in Growth Area
- 16,391 ADT
- Contact agents for pricing



**15,242**  
2023 EST.  
POPULATION



**4,183**  
2023 EST.  
HOUSEHOLDS



**\$165,690**  
2023 EST.  
AVERAGE HH  
INCOME

1 MILE

**75,123**  
2023 EST.  
POPULATION

**21,406**  
2023 EST.  
HOUSEHOLDS

**\$140,529**  
2023 EST.  
AVERAGE HH  
INCOME

3 MILE

**151,273**  
2023 EST.  
POPULATION

**46,317**  
2023 EST.  
HOUSEHOLDS

**\$123,167**  
2023 EST.  
AVERAGE HH  
INCOME

5 MILE

### CONTACT:

**RYAN STEWART**

rstewart@mtwest.com  
direct 801.578.5541

[View Profile](#)

**SCOTT BRADY**

sbrady@mtwest.com  
direct 801.456.8804

[View Profile](#)



FULL SERVICE COMMERCIAL REAL ESTATE

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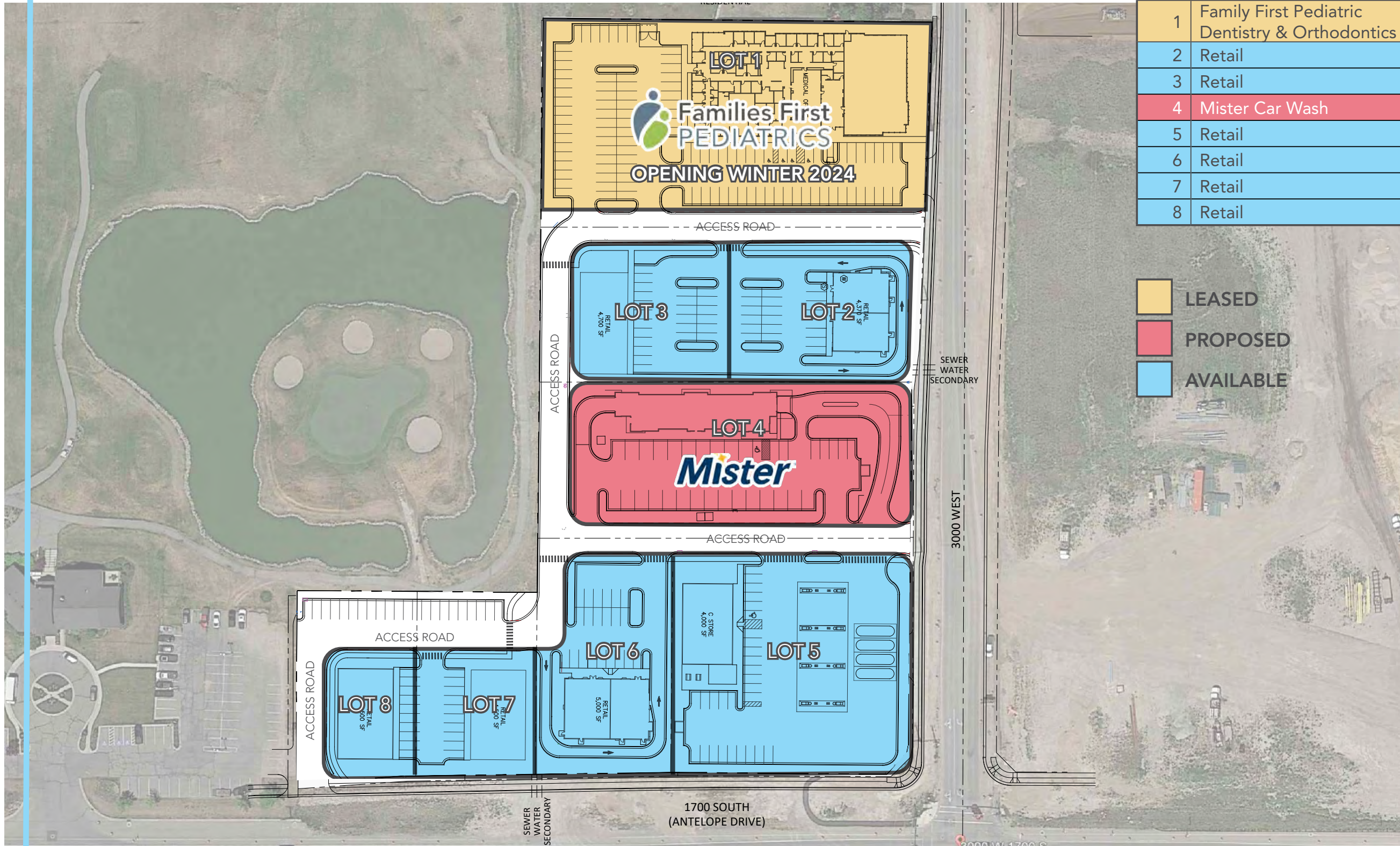
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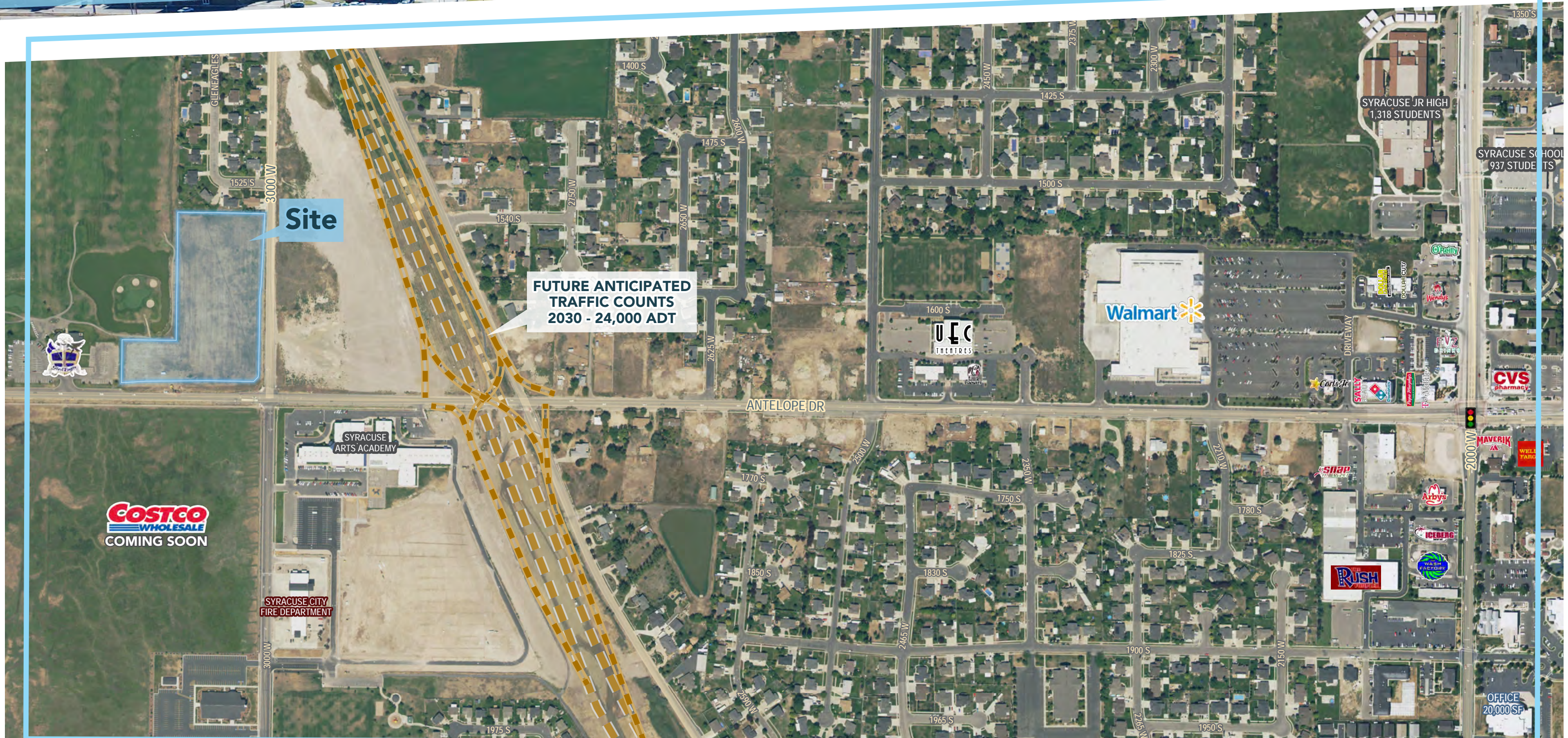
LOT	TENANT	BLDG SF	ACRES
1	Family First Pediatric Dentistry & Orthodontics	77,747	1.82
2	Retail	4,730	0.65
3	Retail	4,700	0.63
4	Mister Car Wash	56,678	1.30
5	Retail	4,000	1.24
6	Retail	5,000	0.71
7	Retail	4,500	0.49
8	Retail	4,500	0.55

- LEASED
- PROPOSED
- AVAILABLE

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