

EVERGREEN PLAZA

Neighborhood Shopping Center

One Space Open
1700sf
Available Jan 1, 2018



www.evergreenplazautah.com

2019-2047 East 3300 South | Salt Lake City | Utah | 84109

Established Businesses

- **Red Balloon Toy Store:** smart toys for smart kids, www.redballoontoystore.com
- **Net Set Tennis:** equipment, service, clothing & footwear www.evergreenplazautah.com/netset/
- **And Sew On:** sewing lessons for kids and adults, 100% wool fabrics. www.sewrightfabrics.com
- **The Dogs Meow:** fun and healthy stuff for canines, felines & humines, www.dogsmeow.com
- **Steve's Stylesetter:** salon, wigs, pedicure & manicure
- **State Farm Insurance:** Fourth generation State Farm agent, www.getshaun.com
- **Dr Volt's Comic Connection:** comic books, anime, card games & action-figures, www.drvolts.com
- **New Business:** wanted www.egplaza.com

Property Information

- Traffic:** 11,050 daily traffic COUNT UDOT20YRAADTHistory2009
- Access:** Three approaches from FOUR LANES of west & eastbound traffic, median lane for easy turning in to the plaza.
- Signage:** 35ft double-sided fully illuminated pylon on 33rd South + custom menu-board + individual automated fascia sign above entry door with your custom logo and business name.
- Size:** Approximate 1,700SF/-
- Rent:** \$1,682 MO
- Type:** NNN \$347 MO / 5YR Term
- Space:** Air-conditioned, natural gas heat, back room, restroom, 2x4 acoustical ceiling, carpeted flooring, recessed fluorescent lighting, automatic timeclock for personal signage, full glass store front, back room, store-front parking. South facing better winter & summer
- Visit:** <http://www.egplaza.com/>

Property Management X LLC

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