

For Lease

Magna Land

7186 West Gates Avenue
Magna, UT 84044

- 1.19 acres available for lease
- Located on the ramp of state route 201
- Traffic Counts
 - State Route 201: 27,602 ADT
 - 7200 West: 18,439 ADT



22,670 AADT

SITE

16,538 AADT

Demographics	1 Mile	3 Mile	5 Mile
Population			
2020 Estimated	949	56,346	110,299
2025 Projected	1,060	60,750	117,643
Households			
2020 Estimated	264	15,790	30,100
2025 Projected	293	17,000	32,019
Income			
2020 Median HHI	\$65,848	\$67,186	\$67,697
2020 Average HHI	\$72,721	\$79,073	\$79,810
2020 Per Capita	\$19,582	\$22,009	\$21,684

Information provided by ESRI Business Analyst



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