

Owned &
Managed by:



RETAIL FOR LEASE
1,200 - 50,700 SF

The Shops at Fort Union

Midvale, Utah



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**688,549 SF Regional Retail Center
anchored by Walmart,
Bed Bath and Beyond, Smiths,
Dick's Sporting Goods, Ross & Michaels**



Property Highlights

- 1,200 - 50,700 SF Available
- 1,885 SF and 2,700 SF of restaurant spaces with improvements
- 0.83 acre available for ground lease/sale
- 1,250 SF freestanding drive thru available
- Great access to I-215
- 8 Pylon Signs
- Multiple signalized access points
- Strong tenant mix
- Traffic counts:
Union Park Ave: 27,000 - 38,640 ADT
Fort Union Blvd: 33,745 ADT

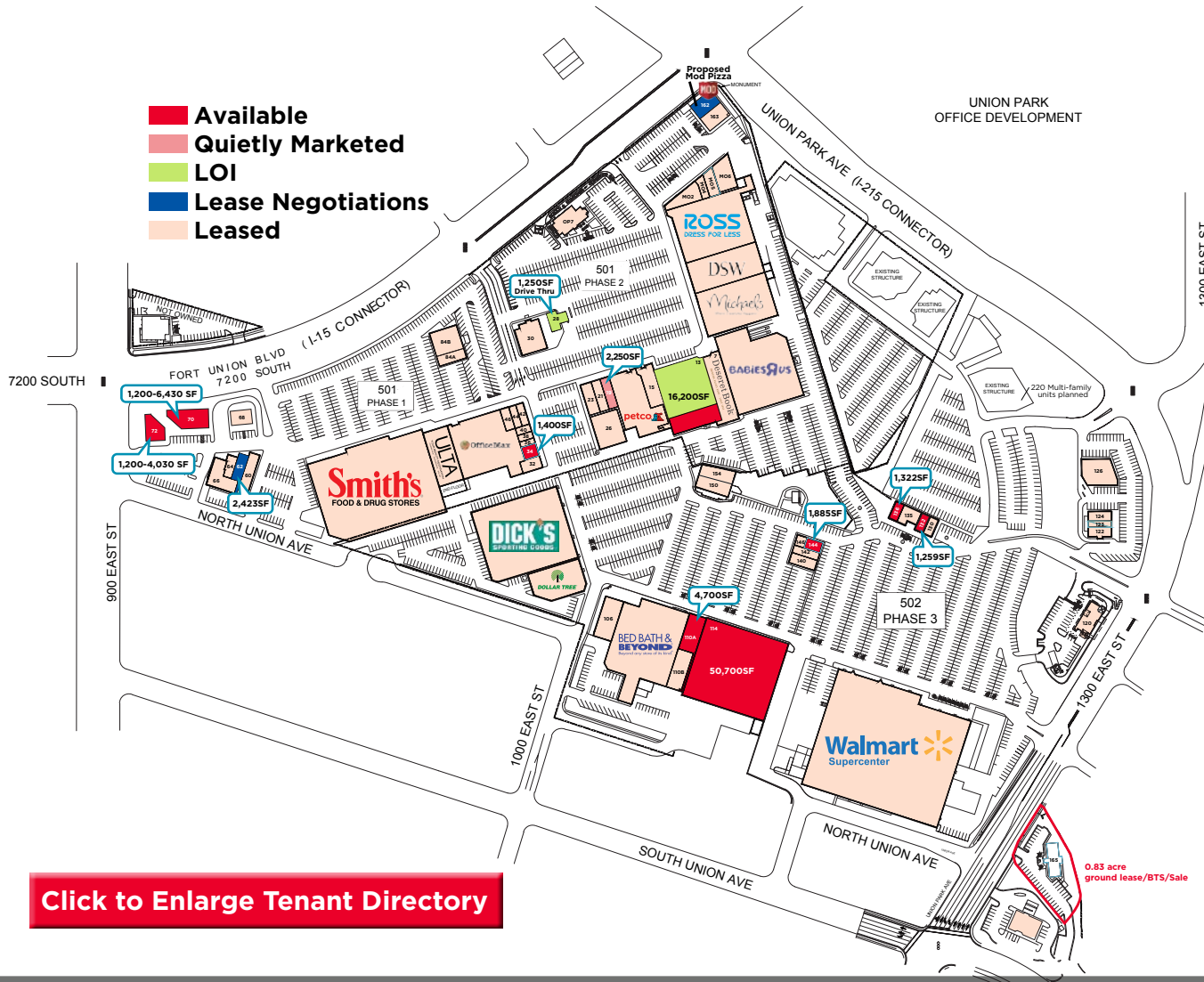


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- Available
- Quietly Marketed
- LOI
- Lease Negotiations
- Leased



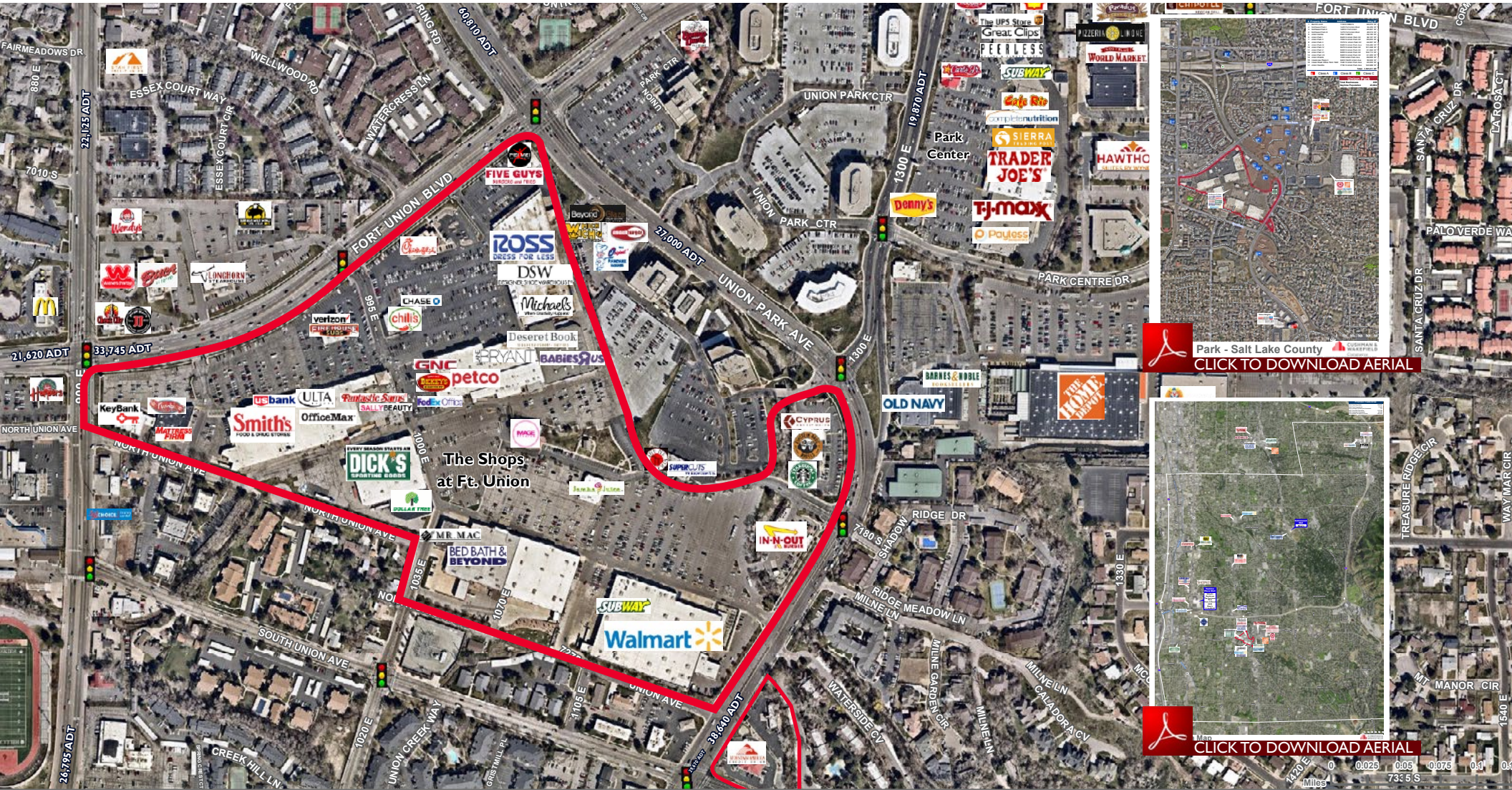
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#	TENANT	SF	#	TENANT	SF
4	BABIES "R" US	36,100	104	DOLLAR TREE	12,521
7	DESERET BOOK CO	19,795	106	MR. MAC	8,000
13	AVAILABLE	16,200	110	BED BATH & BEYOND	38,235
15	LANE BRYANT	4,891	110A	AVAILABLE	4,700
17	PETCO	15,973	110B	PRETTYMAN CONSTRUCTION	3,335
19	QUIETLY MARKETED	2,250	114	AVAILABLE	50,700
21	GNC	2,250	118	WALMART	126,370
23	DICKEY'S	2,700	120	IN-N-OUT BURGER	3,750
26	FEDEX OFFICE	7,365	122	STARBUCKS COFFEE	1,600
28	QUIETLY MARKETED	1,250	123	EMPANADA EXPRESS	1,200
30	CHILI'S GRILL & BAR	5,356	124	EINSTEIN BROS BAGELS	1,675
32	GROOVY NAILS	1,200	126	CYPRUS CREDIT UNION	4,947
34	AVAILABLE	1,400	130	SUPERCUTS	1,258
36	FAMILY SHOE REPAIR	627	132	AVAILABLE	1,259
38	IT' ALL ABOUT TIME	730	135	THE PIE PIZZERIA	2,592
40	THE MAIL CENTER	800	136	AVAILABLE	1,322
42	J DAWGS	1,223	140	JAMBA JUICE	2,060
44	FANTASTIC SAM'S	1,203	142	TERIYAKI EXPRESS	1,530
46	SALLY BEAUTY SUPPLY	1,500	144	AVAILABLE	1,885
50	OFFICEMAX	25,536	146	ELITE ALTERATIONS	500
52	ULTA BEAUTY	10,018	150	IMAGE STUDIO	6,224
56	SMITH'S FOOD & DRUG	65,755	154	LISMAN STUDIOS	3,413
60	THE MATTRESS FIRM	3,392	162	PEI WEI ASIAN DINER	3,150
62	AVAILABLE	2,423	163	5 GUYS BURGERS AND FRIES	2,924
64	SEE'S CANDIES	1,232	165	AVAILABLE	.83 acres
66	RUMBI ISLAND GRILL	3,730	M02	PALM BEACH TAN	3,505
68	KEYBANK	3,055	M05	SWEET TOOTH FAIRY	1,255
70	AVAILABLE	6,430	M06	WAFFLE LOVE	2,029
72	AVAILABLE	4,030	M08	MIDVALE MODERN DENTIST	4,007
84A	FIREHOUSE SUBS	2,052	M09	ROSS DRESS FOR LESS	30,187
84B	VERIZON WIRELESS	4,940	M10	DSW	17,055
100	DICK'S SPORTING GOODS	49,318	OP7	MICHAEL'S	23,277
			OP7	CHICK-FIL-A	4,319

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 Park - Salt Lake County
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	16,439	128,047	304,533
2021 Projected Population	17,176	133,638	319,034
Households			
2016 Estimated Households	7,127	48,979	111,775
2021 Projected Households	7,467	51,132	117,169
2016 Est. Median HH Income	\$60,013	\$61,891	\$62,477
2016 Est. Average HH Income	\$78,687	\$83,930	\$84,733
2016 Est. Per Capita HH Income	\$33,697	\$32,273	\$31,301

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.



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