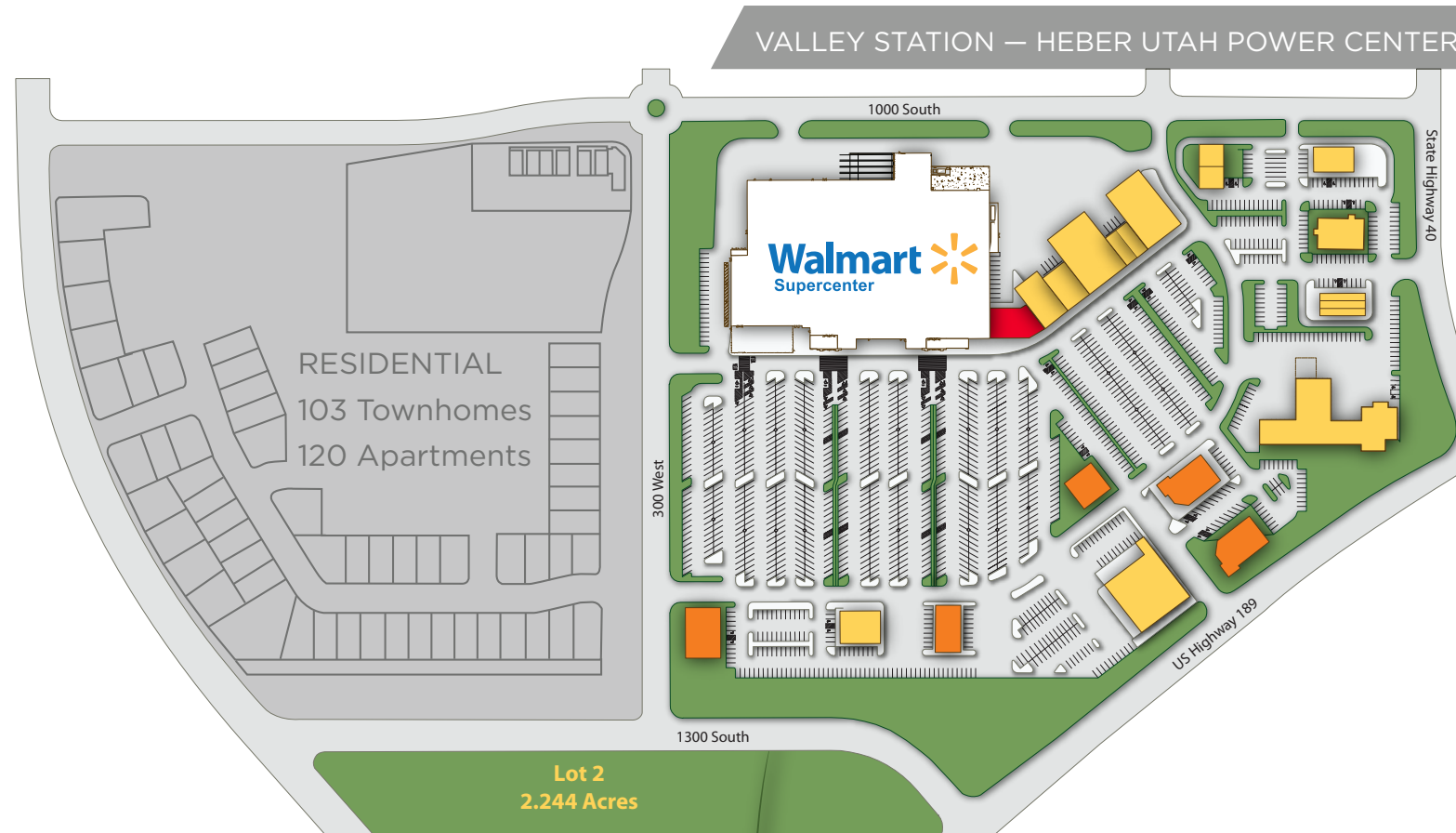
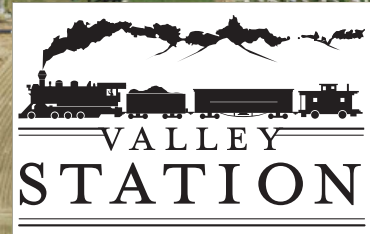
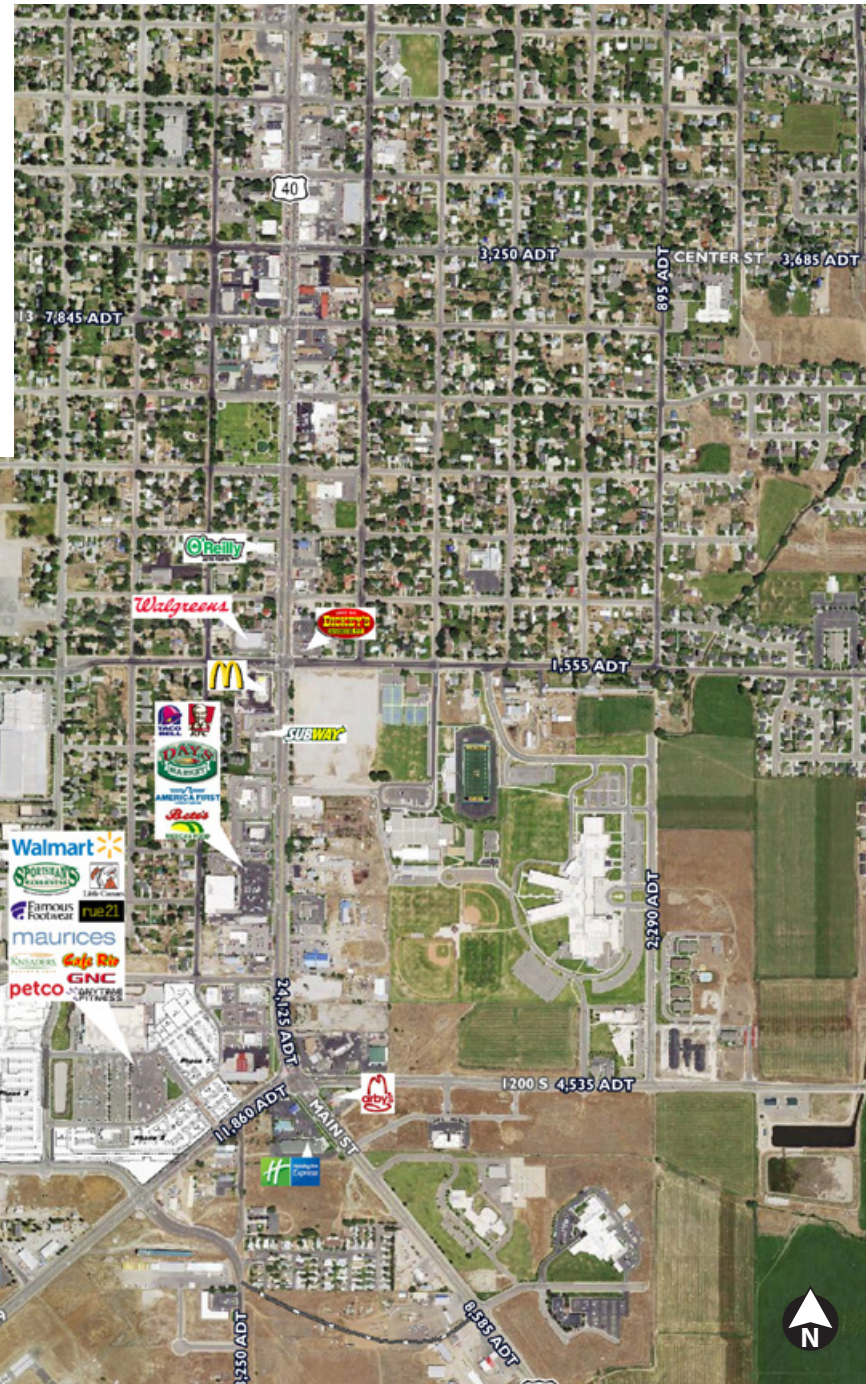


Aerial / Location Map

Census 2015 Data Trade Area

Population	
Households	13,826
Population	43,271
Households	
Average HH Income	\$75,253
Median HH Income	\$58,445
Per Capita HH Income	\$24,159

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.



Property Highlights

Dominant retail hub for Wasatch County and extended trade area.

- 5,200 sq. ft. available
- Approximately 250,000 sq. ft. of retail space
- Pads and shop space available
- Lease or Build to Suit opportunities
- Strong growth and income levels
- Anchored by Super Wal-mart

BOYER
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(path: G:\1 - Projects\Cook, T\1 - Flyers\Valley Station)

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- AVAILABLE
5,200 SF APPROX
- PROPOSED
- LEASED
- LOI SUBMITTED
- LEASE NEGOTIATIONS

Lot 2
2.244 Acres

