



FOR LEASE

11800 South & Mountain View Corridor

Herriman, Utah

BRAND NEW WALMART SUPERCENTER ANCHORED DEVELOPMENT NEAR DAYBREAK, AND IN THE HEART OF THE RESIDENTIAL GROWTH IN THE SOUTHWEST QUADRANT.

LOCATED ON THE MOUNTAIN VIEW CORRIDOR, THIS PROJECT OFFERS MID BOX RETAIL, SHOP SPACE & PADS.



HOME

SITE PLAN

DEMOS

AERIALS

RENDERINGS

For more information, please contact:

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Property Features

- 1,500 - 40,000 SF Available
- Shop space \$26-34 PSF NNN
- Mid box - negotiable
- Pads available for sale, ground lease and build to suit
- Located at current intersection & future on/off ramp of Mountain View Corridor
- Significant housing growth planned and under construction in immediate area
- Near Daybreak development and University of Utah Hospital



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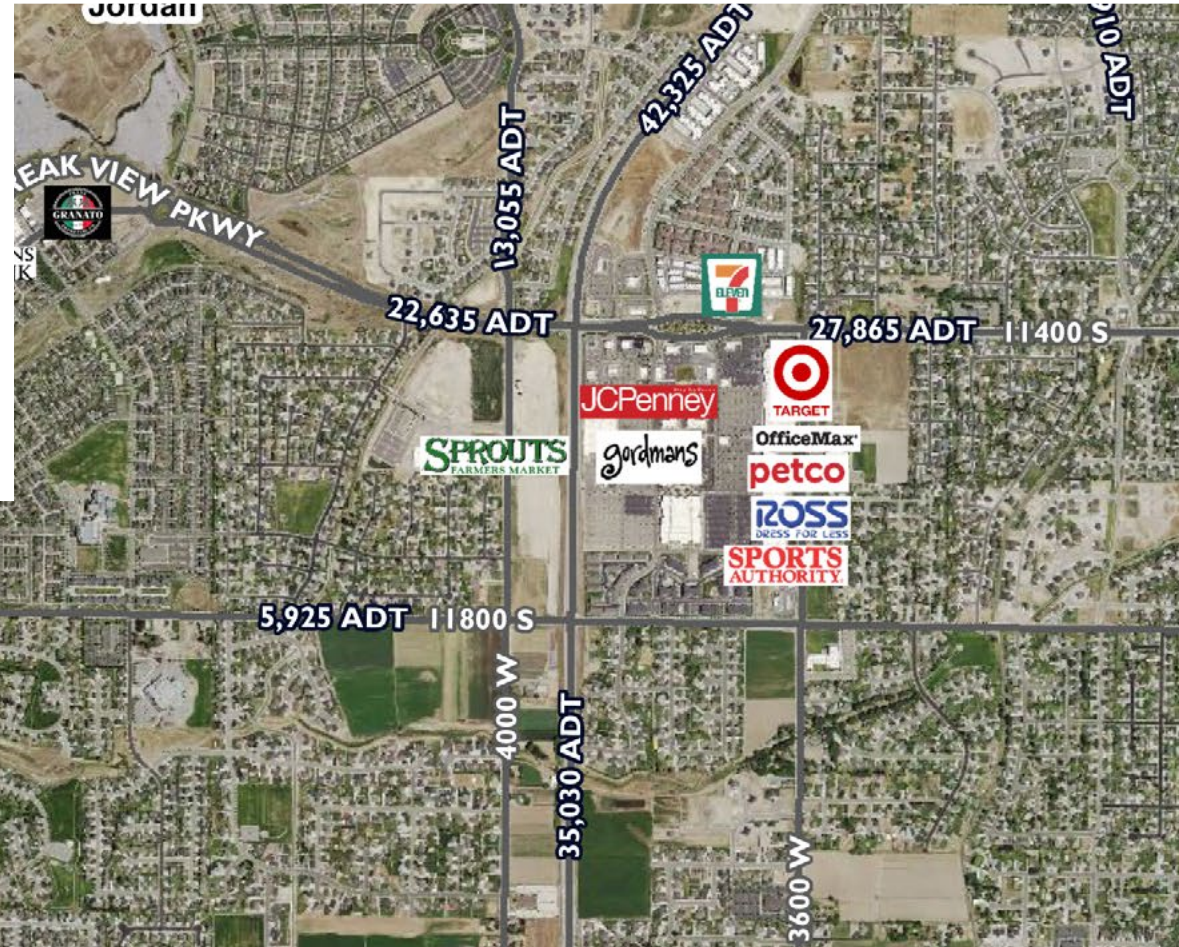
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Population	8,318	6,9171	175,810
2021 Estimated Population	10,007	79,777	197,747
Households			
2016 Estimated Households	2,238	18,301	47,015
2021 Households	2,682	21,076	52,797
2016 Est. Median HH Income	\$77,360	\$85,871	\$85,704
2016 Est. Average HH Income	\$95,456	\$101,518	\$101,492
2016 Est. Per Capita HH Income	\$25,205	\$26,764	\$27,227



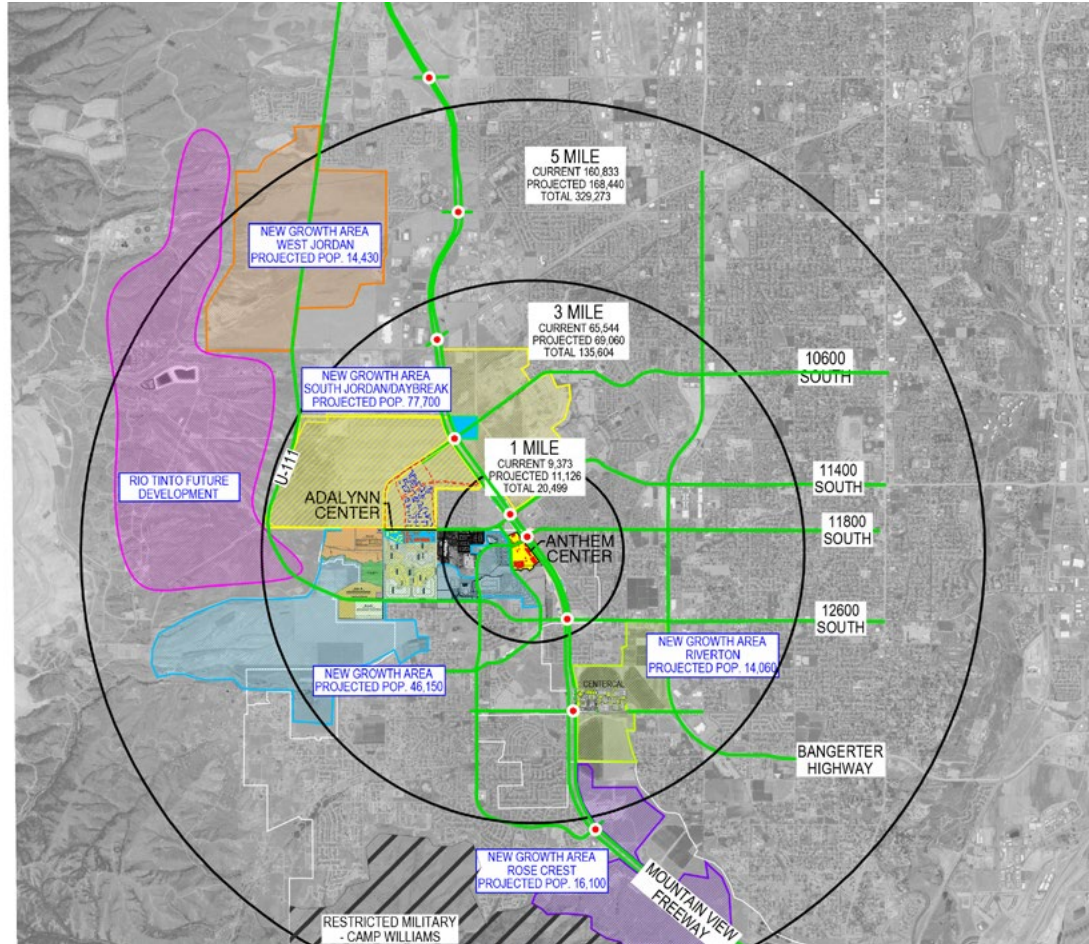
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PROJECTED POPULATION 168,440	
	NEW GROWTH AREA WEST JORDAN PROJECTED POP. 14,430
	NEW GROWTH AREA SOUTH JORDAN/DAYBREAK PROJECTED POP. 77,700
	NEW GROWTH AREA HERRIMAN/ANTHEM PROJECTED POP. 46,150
	NEW GROWTH AREA RIVERTON PROJECTED POP. 14,060
	NEW GROWTH AREA ROSE CREST PROJECTED POP. 16,100
	FUTURE GROWTH AREA KENNECOTT
	RESTRICTED MILITARY - CAMP WILLIAMS
TOTAL CURRENT / PROJECTED POPULATION 329,273	

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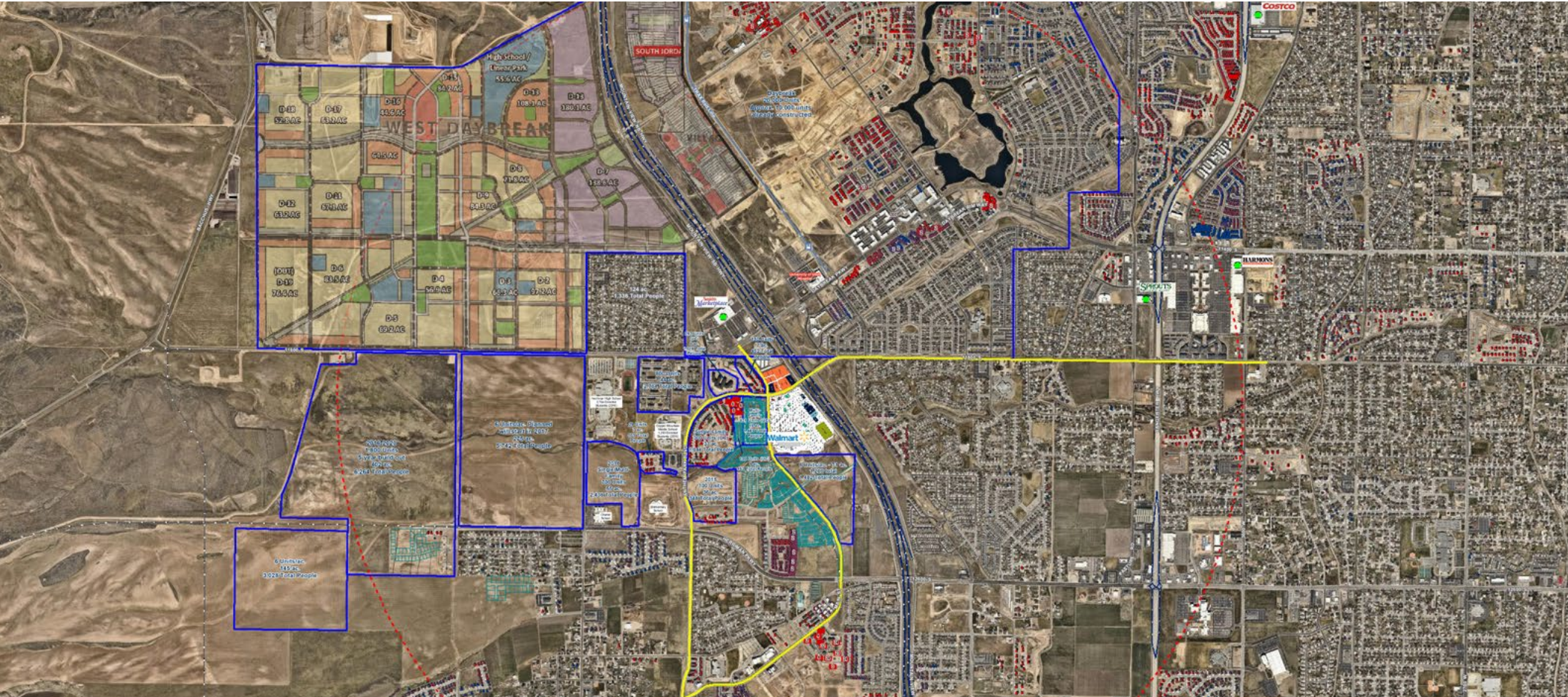
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