

SUMMER VILLAGE

222-282 East Highway 73
Saratoga Springs, Utah

RETAIL
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

☎ 801.838.9630

📠 801.808.8146

✉ hunter@situsretail.com



Situs Retail Group, PLLC | 90 East 7200 South | Suite 102 | Midvale, UT 84047 | 801.266.1333 | www.situsretail.com

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2100 NORTH FWY 24,000 ADT

Lehi
5,267 Residential
Building Permits
Issued 1/2010
thru 2/2018

SR 73 31,000 ADT

24,000 ADT

SR 73 16,000 ADT

SITE

PIONEER CROSSING
25,000 ADT

OREM / PROVO

REDWOOD RD 23,000 ADT

PIONEER
CROSSING
23,000 ADT

UNDER CONTRACT
COSTCO
WHOLESALE

DOLLAR CUTS

Cafe Rio
MEXICAN GRILL

Pizza Hut

O'Reilly AUTO PARTS

VASA
FITNESS

Walmart
SUPERCENTER

DOLLAR TREE

sallybeauty

TRACTOR
SUPPLY CO.

TACO BELL

Wendy's

AutoZone

Walgreens
The Pharmacy of America Store

McDonald's

KNEADERS
BAKERY & CAFE

DEL TACO

SUBWAY

ANYTIME
FITNESS

BURGER KING

maurices

Arctic Circle
Where the Good Stuff is

Little Caesars

PALM BEACH TAN

Ridley's
FAMILY MARKETS

ACE
HARDWARE

SUBWAY

Smith's
Marketplace

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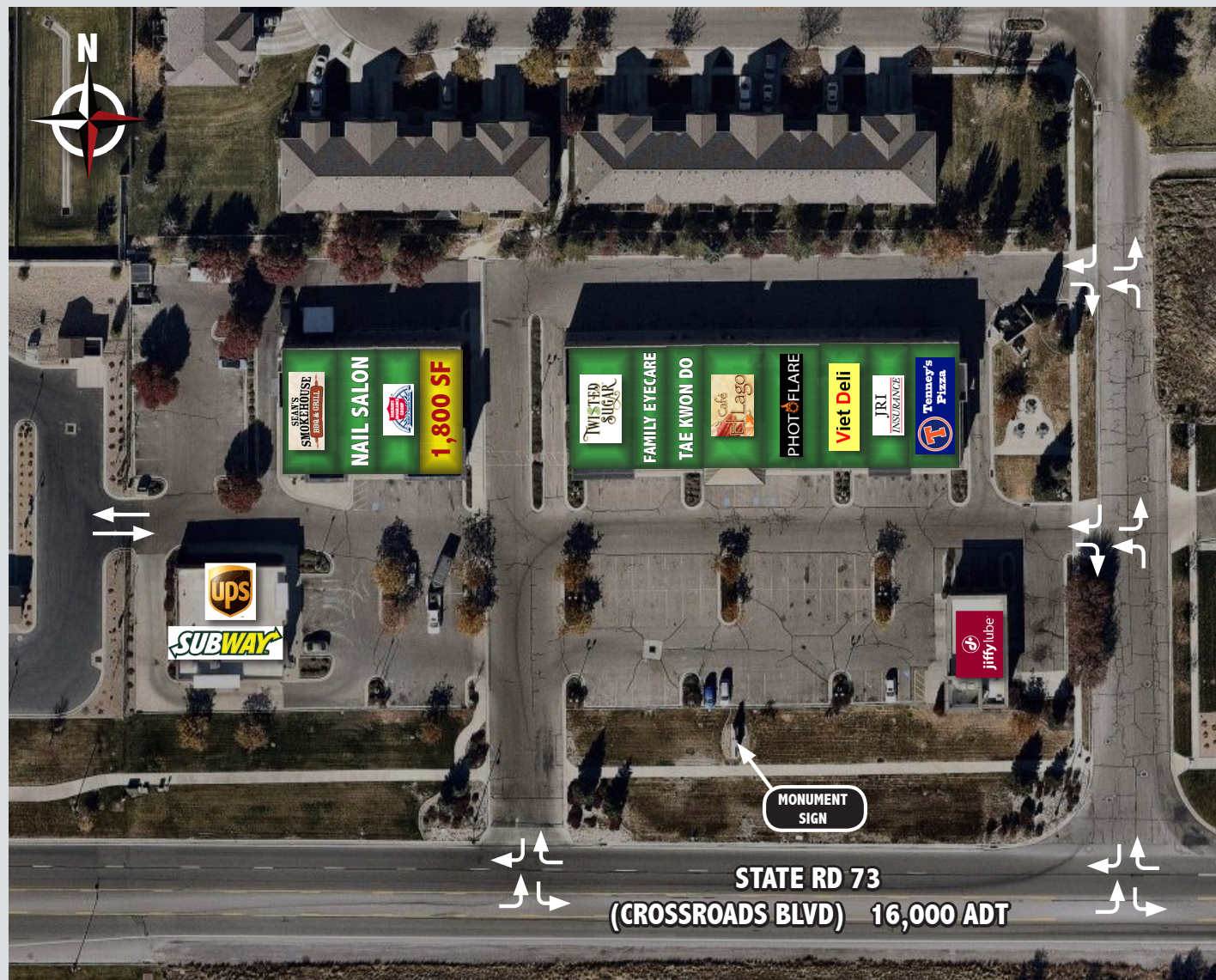


✓ SUMMARY

- ✓ Size: 1,800 SF
- ✓ Lease Rate: \$19 PSF
- ✓ NNNs: \$3.40 PSF (est.)
- ✓ Availability: Immediate

☞ FEATURES

- ☞ Access/Visibility From Hwy 73
- ☞ Very High-Growth Area
- ☞ Co-tenants:



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3 MILE DEMOGRAPHICS

2019
Population



42,070

2019 Average
Household Income



\$88,716

2019
Households



11,096

5-Year Population
Growth

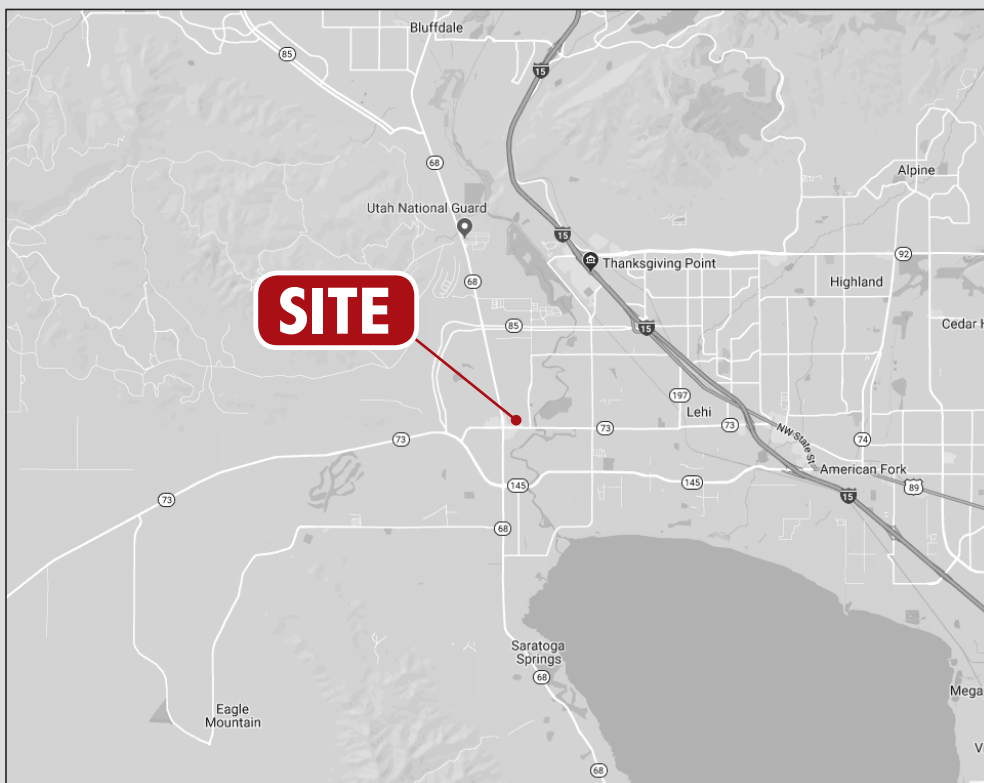


14.5%

2019
Employees



7,716



DEMOGRAPHIC REPORT

		1 mi ring	3 mi ring	5 mi ring	
Population	2019	8,799	42,070	114,647	
	2024	10,379	48,168	131,264	
	2010	3,837	25,096	74,724	
	2000	172	4,831	21,109	%
Households		2,405	11,096	30,264	
	Average household size	3.66	3.79	3.78	
Household income	< \$25,000	64	414	1,385	4.6
	\$25,000 - \$49,999	348	1,386	3,824	12.6
	\$50,000 - \$74,999	480	2,560	6,108	20.2
	\$75,000 - \$99,999	505	2,447	6,325	20.9
	\$100,000+	1,008	4,291	12,620	41.7
	Median household income	\$85,138	\$79,801	\$82,663	
	Average household income	\$99,104	\$88,716	\$93,921	
Total employees		1,793	7,716	27,510	
Business establishments		196	558	2,256	
	Industrial	10	64	246	10.9
	Manufacturing	0	3	40	1.8
	Commercial	66	146	660	29.3
	Office	91	227	864	38.3
	Other	27	116	449	19.9
Race	White	7,936	37,987	103,478	90.3
	Black	130	524	1,312	1.1
	American Indian	13	82	361	0.3
	Asian & PI	254	1,109	2,987	2.6
	Other	466	2,369	6,509	5.7
Hispanic population		796	3,636	9,757	8.5
Sex	Male	4,475	21,352	57,980	50.6
	Female	4,325	20,719	56,667	49.4
Median age		27.0	27.6	27.8	

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