

THE PEAK AT COMPASS POINT



FOR LEASE



PROPERTY DETAILS

2400 NORTH MAIN STREET, TOOELE, UTAH 84074

- Join Smith's Marketplace
- Anchor, Mid-Box & Pad Available
- Drive-Thru Opportunities
- 1/2 Mile From Tooele North High School, Summer 2024
- 1/4 Mile From Deseret Peak LDS Temple
- Huge Master Planned Community
- 3,500+ New Homes Planned
- Single & Multi-Family
- Highly Visible Location on Highway 36 (Main Street)
- Strong Traffic Counts
 - » Highway 36: 26,139 ADT
- Call For Price

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION

- 1 MILE » 3,455
- 3 MILE » 30,183
- 5 MILE » 55,885
- 15 MIN » 59,593
- TRADE AREA » 82,295

EST. HOUSEHOLDS

- 1 MILE » 1,000
- 3 MILE » 9,498
- 5 MILE » 17,555
- 15 MIN » 18,648
- TRADE AREA » 25,941

EST. AVERAGE HH INCOME

- 1 MILE » \$115,567
- 3 MILE » \$109,287
- 5 MILE » \$119,225
- 15 MIN » \$120,312
- TRADE AREA » \$124,641



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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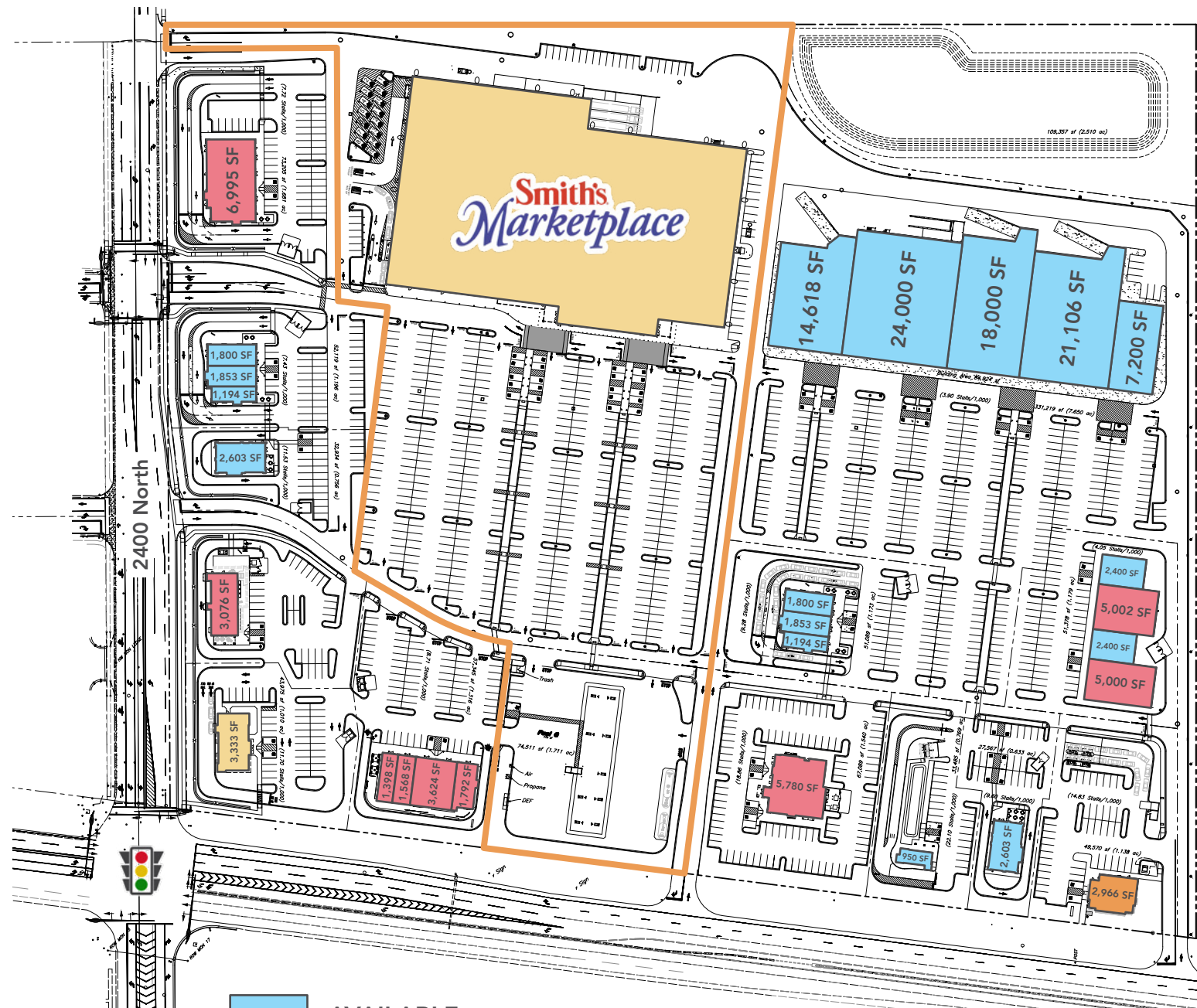
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THE PEAK AT COMPASS POINT



- AVAILABLE
- LOI
- UNDER CONTRACT
- LEASE



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**3,500 NEW HOUSEHOLDS
PLANNED COMMUNITY DEVELOPMENT
TO INCLUDE LARGE AND SMALL RETAIL
BOXES, SHOP SPACE, AND PADS**

Site Phase 2

Future Signal

Future Road 3100 N

Site Phase 1

Deseret Peak LDS Temple

Future Road 2400 N

Future Deseret Peak High School

OFFICE 20,086 SF

Overlake 2A Phase 1-3

CLARKE N. JOHNSON JR HIGH 901 STUDENTS

DESERET PEAK HIGH 1,580 STUDENTS

OFFICE 25,114 SF

Overlake 1L Phase 1-6

OVERPASS POINT MHC 193 UNITS

COPPER CANYON SCHOOL 397 STUDENTS

TOOELE GATEWAY I 160 UNITS

LEX APARTMENTS 204 UNITS

The Links at Overlake 18-Holes



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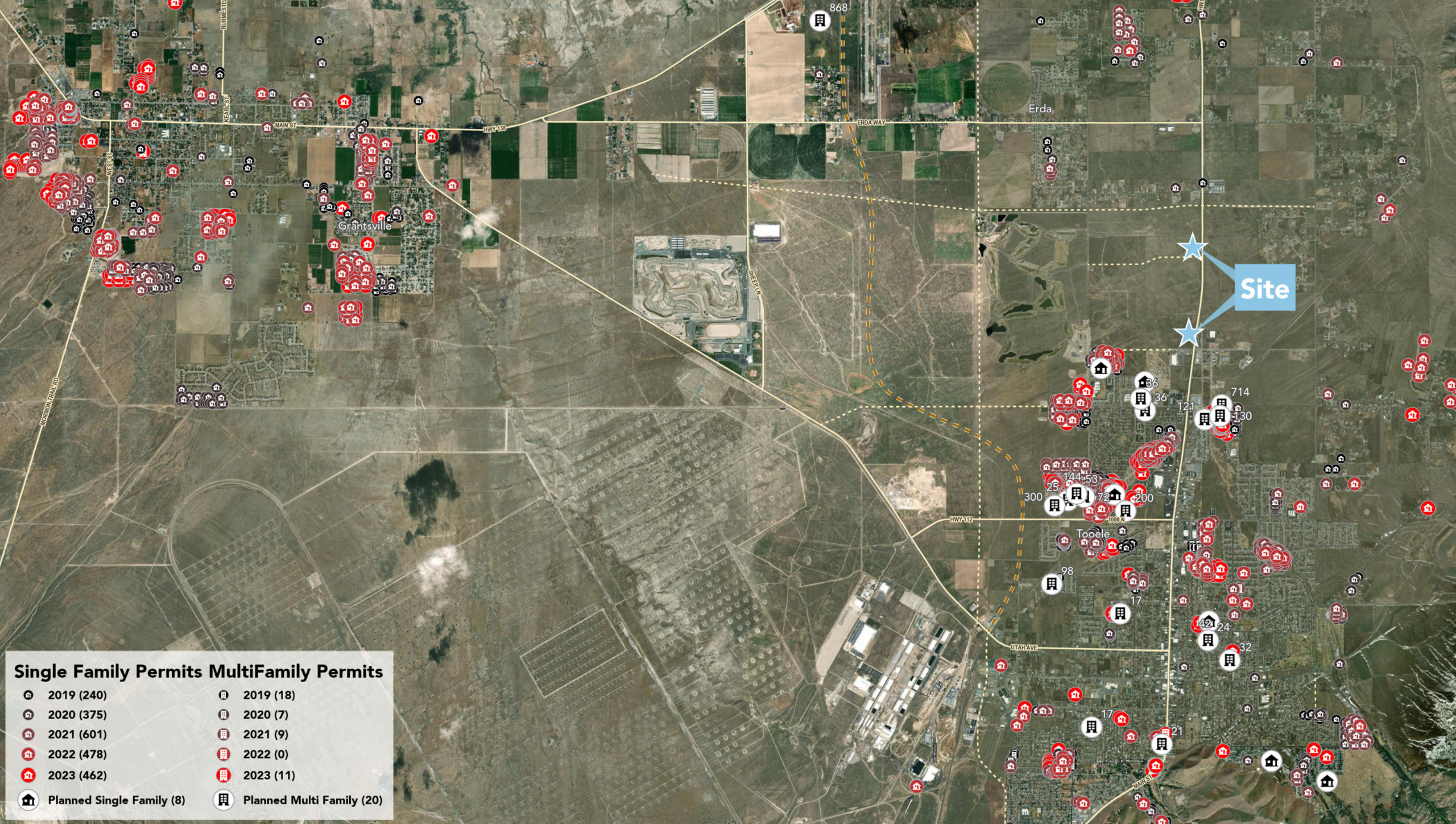
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Single Family Permits MultiFamily Permits

2019 (240)	2019 (18)
2020 (375)	2020 (7)
2021 (601)	2021 (9)
2022 (478)	2022 (0)
2023 (462)	2023 (11)
Planned Single Family (8)	Planned Multi Family (20)

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2022 Total Population

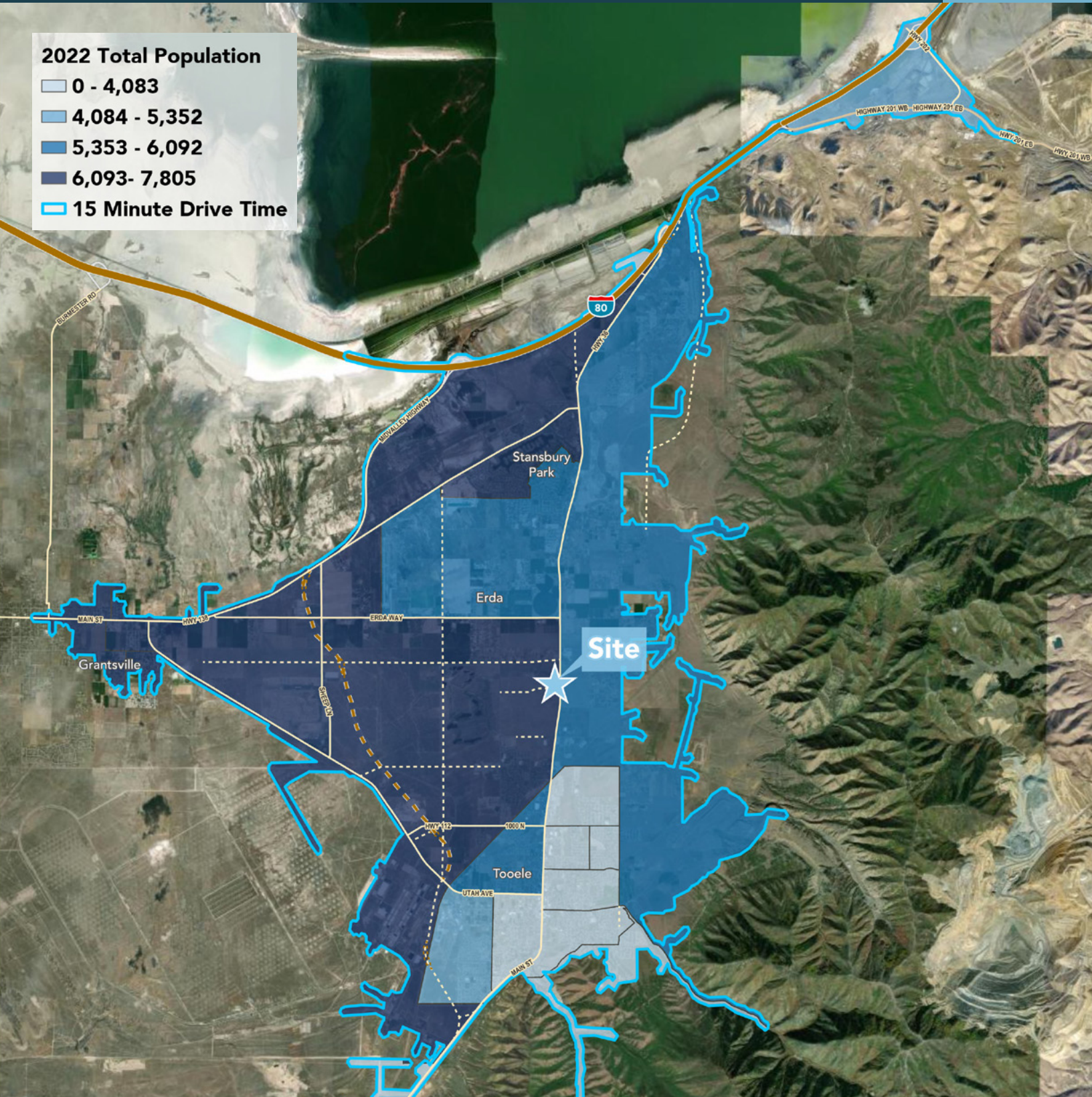
0 - 4,083

4,084 - 5,352

5,353 - 6,092

6,093 - 7,805

15 Minute Drive Time



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