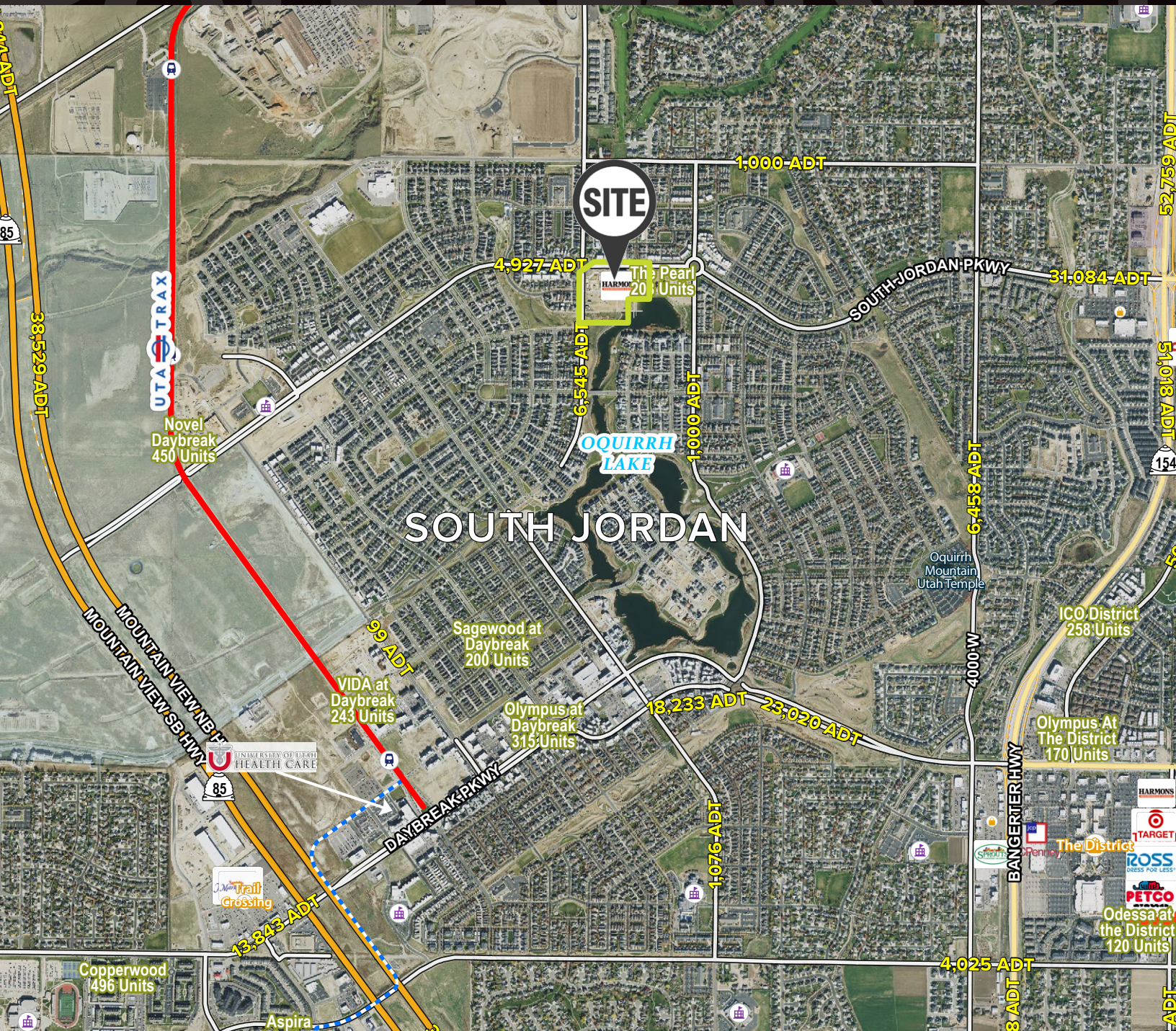


LOCATION



NORTHSHORE DAYBREAK

SWC Jordan Parkway and Rubicon Rd • Daybreak, Utah



FIVE DEGREES DESIGN

HIGHLIGHTS

- AVAILABLE FOR LEASE
- 1,355 SF AVAILABLE
- ANCHORED BY 19,500 SF HARMONS
- RESTAURANT AND SHOP SPACE AVAILABLE
- SURROUNDED BY HIGH DENSITY HOUSING
- HIGH INCOME AREA
- STRONG TI AVAILABLE AND GREASE TRAPS INSTALLED FOR RESTAURANTS
- CONTACT AGENT FOR LEASE RATES

TANNER OLSON

801.930.6752
tolson@legendcommercial.com

JOE MILLS

801.930.6755
jmills@legendcommercial.com

LEGEND
PARTNERS

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84115

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	17,533	102,822	251,211
2029 PROJECTED POPULATION	17,015	100,375	242,973
2024 EST. DAYTIME POPULATION	1,321	21,996	62,537
2024 EST. AVG HH INCOME	\$169,595	\$157,358	\$144,874
2024 EST. HOUSEHOLDS	5,405	31,289	76,788
2024 EST. BUSINESSES	274	2,538	7,193

TRAFFIC

SOUTH JORDAN PKWY
4,927 VEHICLES PER DAY

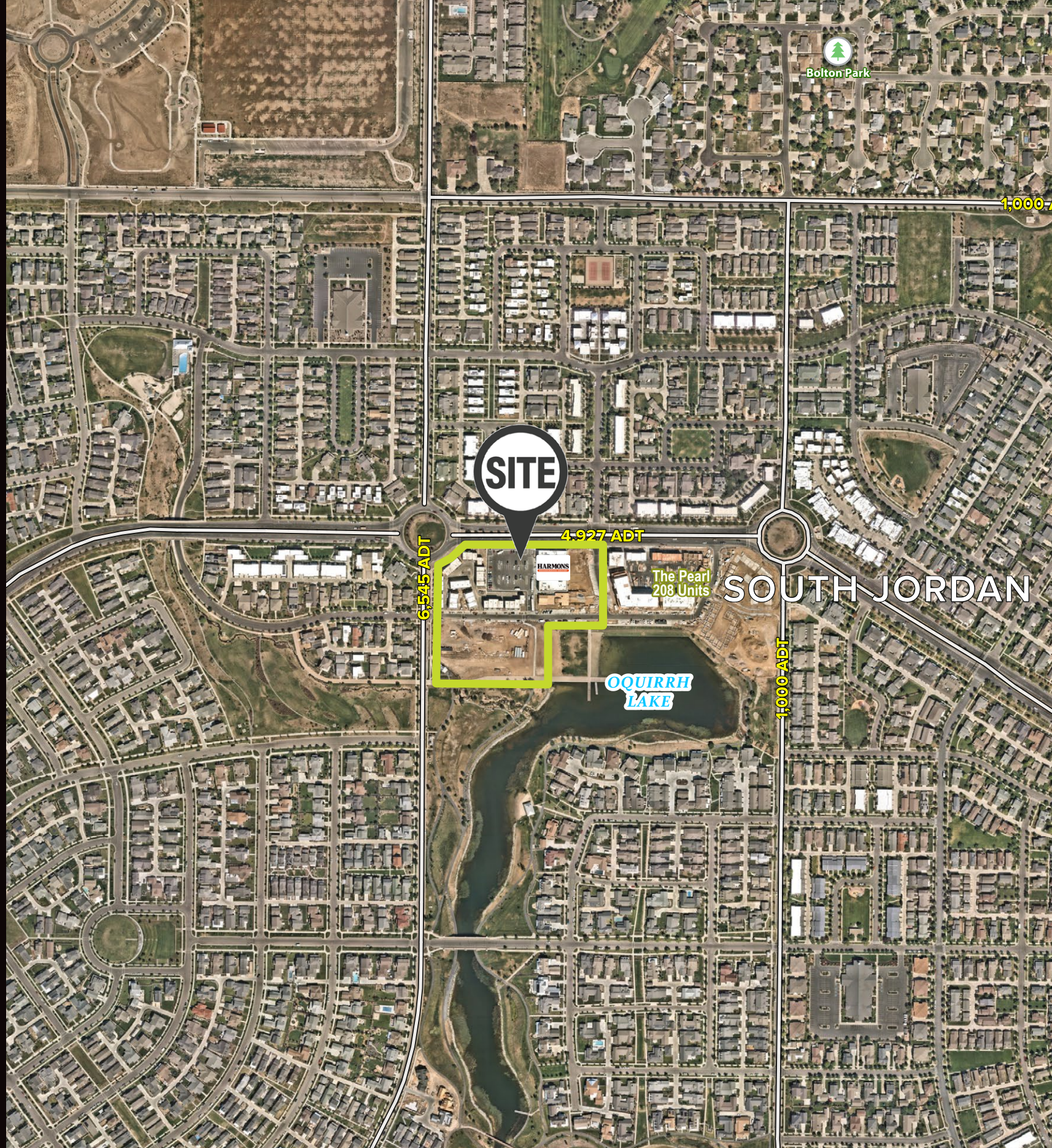
LAKE AVE
6,545 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

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JORDAN PARKWAY



SUITE	SF
A101 Beard Papa's	1,484
A102 Jed's Barbershop	1,300
A103 Tonic Method	1,163
A104 Sukihana Sushi	1,678
A105 Bar / Restaurant	2,209
A106 Bar / Restaurant	1,844
B101 Mozz Pizza	1,964
B102 AVAILABLE	1,355
B103 Hotworx	1,823
B104 Inspire Med Spa	2,458
TOTAL SF	17,197

