



RETAIL PROPERTY FOR LEASE

THE CROSSING 203

166 Pioneer Crossing, Saratoga Springs, UT 84045



Property Description

Introducing the modern retail center at 166 Pioneer Crossing, Saratoga Springs, UT. This newly constructed facility offers prime leasing opportunities with high visibility, ample parking, and excellent signage options. National retail tenants create a vibrant shopping destination within a high-traffic, rapidly growing commercial district. Flexible lease options cater to tenant needs. Situated in close proximity to residential neighborhoods, this property provides the ultimate convenience for customers. Join this thriving retail community and elevate your business in a dynamic and sought-after location.

Offering Summary

Lease Rate	\$36.00 - 40.00 SF/yr (NNN)
Available Space	1,311 - 1,456 SF
Building SF	10,830 SF
Parking Ratio	-

Demographics

	1 Mile	2 Miles	3 Miles
Total Households	1,374	7,093	14,867
Total Population	5,177	27,571	58,954
Average HH Income	\$123,123	\$136,340	\$142,583

CHRISTIE DAUGHERTY, CCIM

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Property Highlights

- One Suite Remaining! 1,311 SF
- - Prime location at 166 Pioneer Crossing, Saratoga Springs, UT
- - Modern retail center with newly constructed facilities
- - High visibility and exposure for retail tenants
- - Ample parking for customers and employees
- - National retail tenants creating a vibrant shopping destination
- - Excellent signage opportunities for maximum visibility
- - Flexible lease options tailored to tenant needs
- - High traffic area in rapidly growing commercial district
- - Proximity to residential neighborhoods for customer convenience



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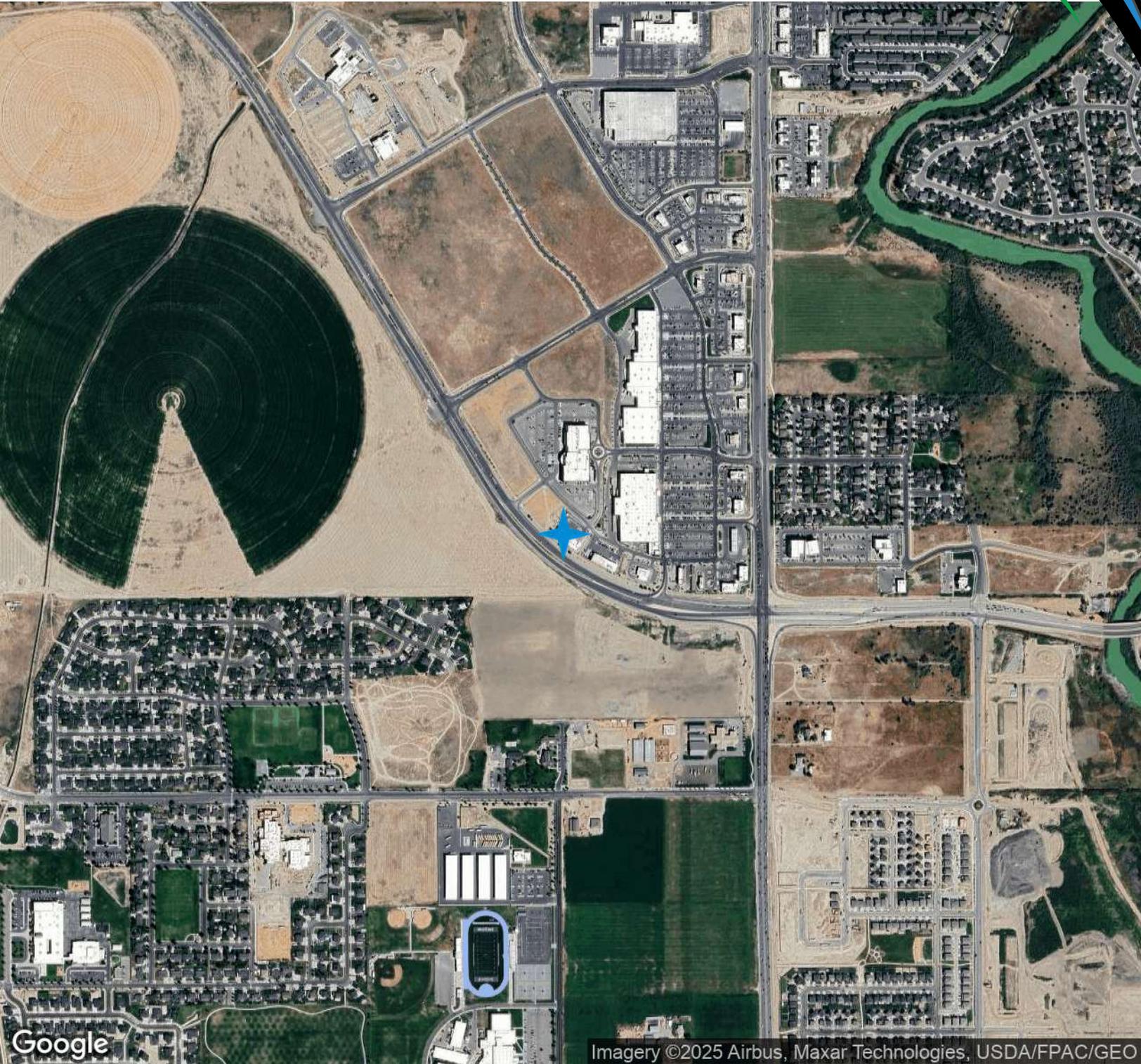




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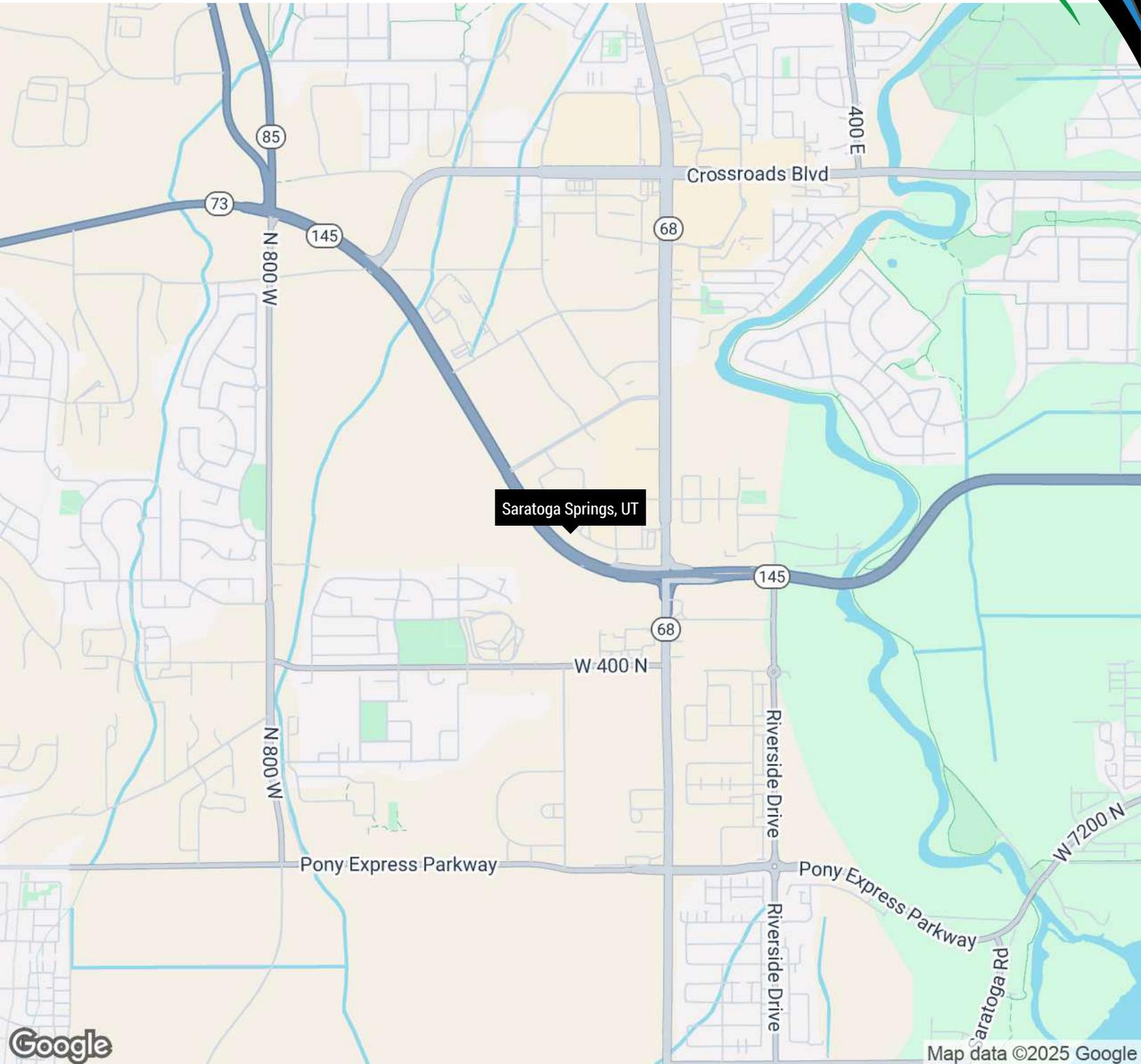




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