

RETAIL FOR LEASE

ANTHEM CENTER

Anthem Park Blvd & Mountain View Corridor | Herriman, Utah 84096

Property Highlights

- Size: 1,250 SF
- Lease Rate: \$34 PSF
- NNNs: \$11.10 PSF
- Former Pizza Restaurant with Hoods & Walk-In Cooler
- Anchored by Winco
- Easy Access to/from Mountain View Corridor
- High Growth Area



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LEGEND
COMMERCIAL

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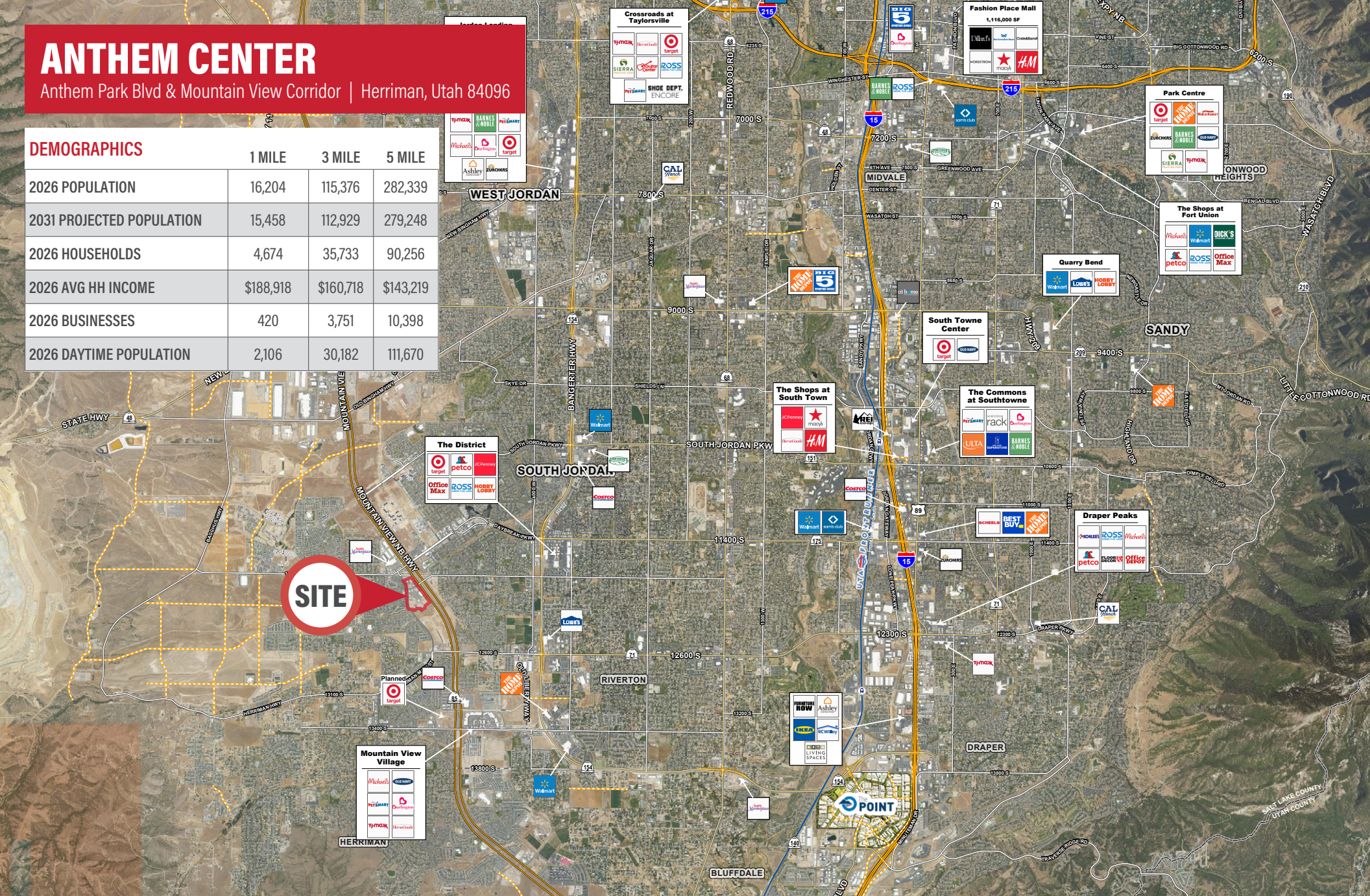


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	16,204	115,376	282,339
2031 PROJECTED POPULATION	15,458	112,929	279,248
2026 HOUSEHOLDS	4,674	35,733	90,256
2026 AVG HH INCOME	\$188,918	\$160,718	\$143,219
2026 BUSINESSES	420	3,751	10,398
2026 DAYTIME POPULATION	2,106	30,182	111,670



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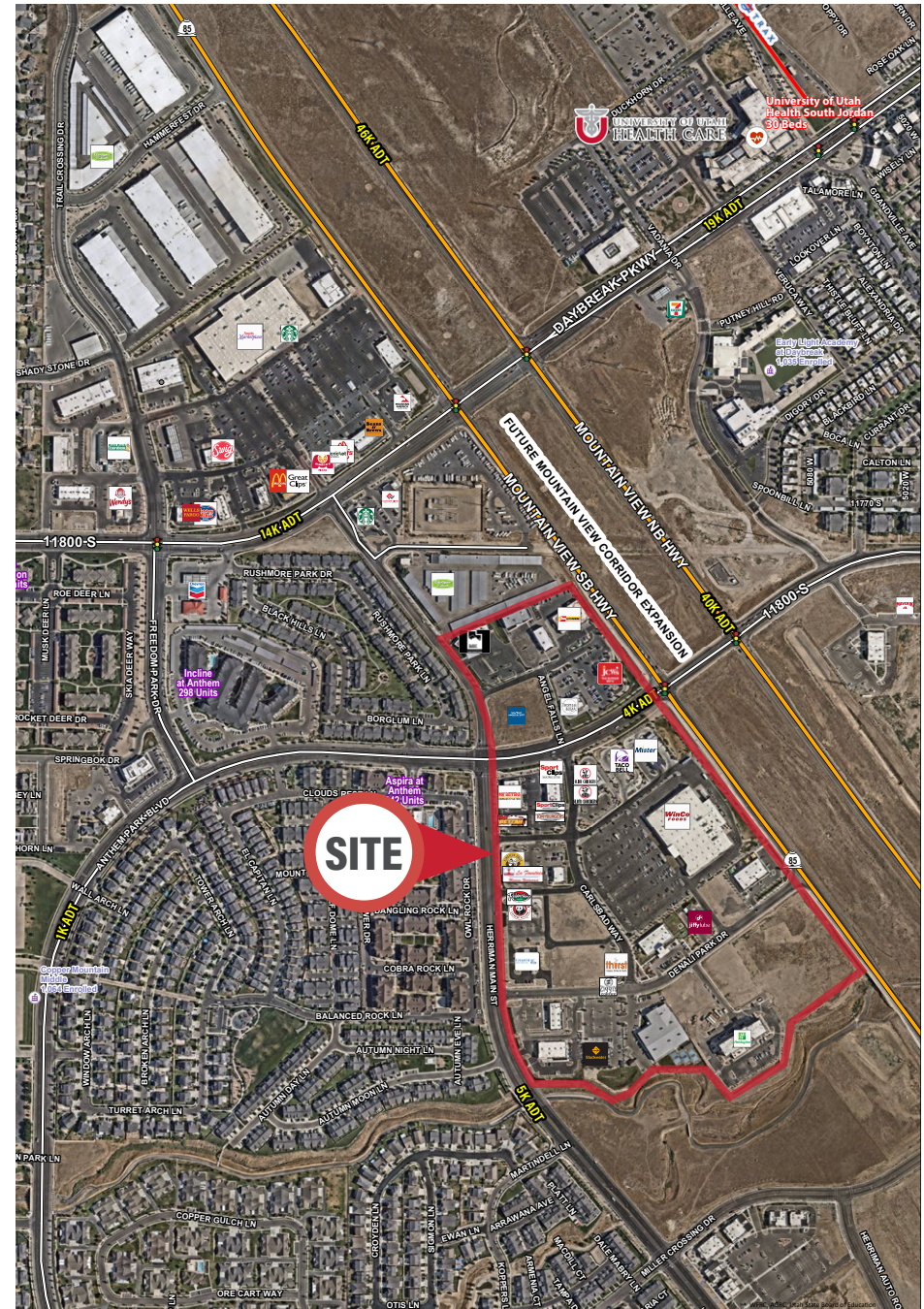
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MOUNTAIN VIEW CORRIDOR **40,000 ADT**



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