



**FOR
LEASE**

1711 North Redwood Road
Saratoga Springs, UT 84045

REDWOOD SQUARE

Prime location right on Redwood Road in the heart of fast growing Saratoga Springs. Ideally located close to residential communities that are surrounded by destination tenants such as Walmart, Costco, Home Depot, and Smith's, just to name a few. A 36,479 mixed use commercial development featuring leasing spaces for offices, retail, and hospitality from as little as 1,500 sq ft and up to as fits your specific needs.

PROPERTY DETAILS

- Available - 1,502 Sq Ft and up as fits
- Drive Thru \$50 PSF
- Inline \$37 PSF
- End Cap \$42 PSF
- \$6.50 PSF NNN
- Ample Parking for Retail and Professional
- 175 Stalls
- High Density Residential Trade Area

**CENTURY 21
COMMERCIAL®**

Everest

RUBY REECE

rubyrecerealtor@gmail.com | 801-550-2215

PROPERTY EXTERIOR

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SITE PLANS

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DEMOGRAPHICS & AVAILABILITY

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BUILDING 1 - FILLED

CHAMOEN GRILL
BACK NINE GOLF

BUILDING 2

DONUTSVILLE BAKERY
HANAYA POKE BOWL
VOGUE NAIL SALON
END CAP - SUITE D 1,503 SQFT - AVAILABLE

BUILDING 3 - FILLED

NAPOLI'S ITALIAN RESTAURANT
WHIDBY'S

BUILDING 4

SUITE E - END CAP 2,089 SQ FT - AVAILABLE
PILATES STUDIO
SOUTHERN STEER
BEACON SALON SUITES
SUITE A - DRIVE THRU 1,975 SQ FT - AVAILABLE

BUILDING 5

SUITE A - DRIVE THRU 1,485 SQ FT - AVAILABLE
SUITE B - 1,502 SQ FT - AVAILABLE
SUITE C - 1,534 SQ FT - AVAILABLE
SUITE D - END CAP 1,580 SQ FT - AVAILABLE

POPULATION

(1.0 MI)

19,579

(3.0 MI)

72,135

(5.0 MI)

167,781

HOUSEHOLDS

(1.0 MI)

5,792

(3.0 MI)

19,716

(5.0 MI)

45,620

AVERAGE INCOME

(1.0 MI)

\$145,439

(3.0 MI)

\$149,943

(5.0 MI)

\$151,307

DEMOGRAPHICS DATA FROM COSTAR

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