

# VINEYARD RETAIL

FOR LEASE - AVAILABLE NOW



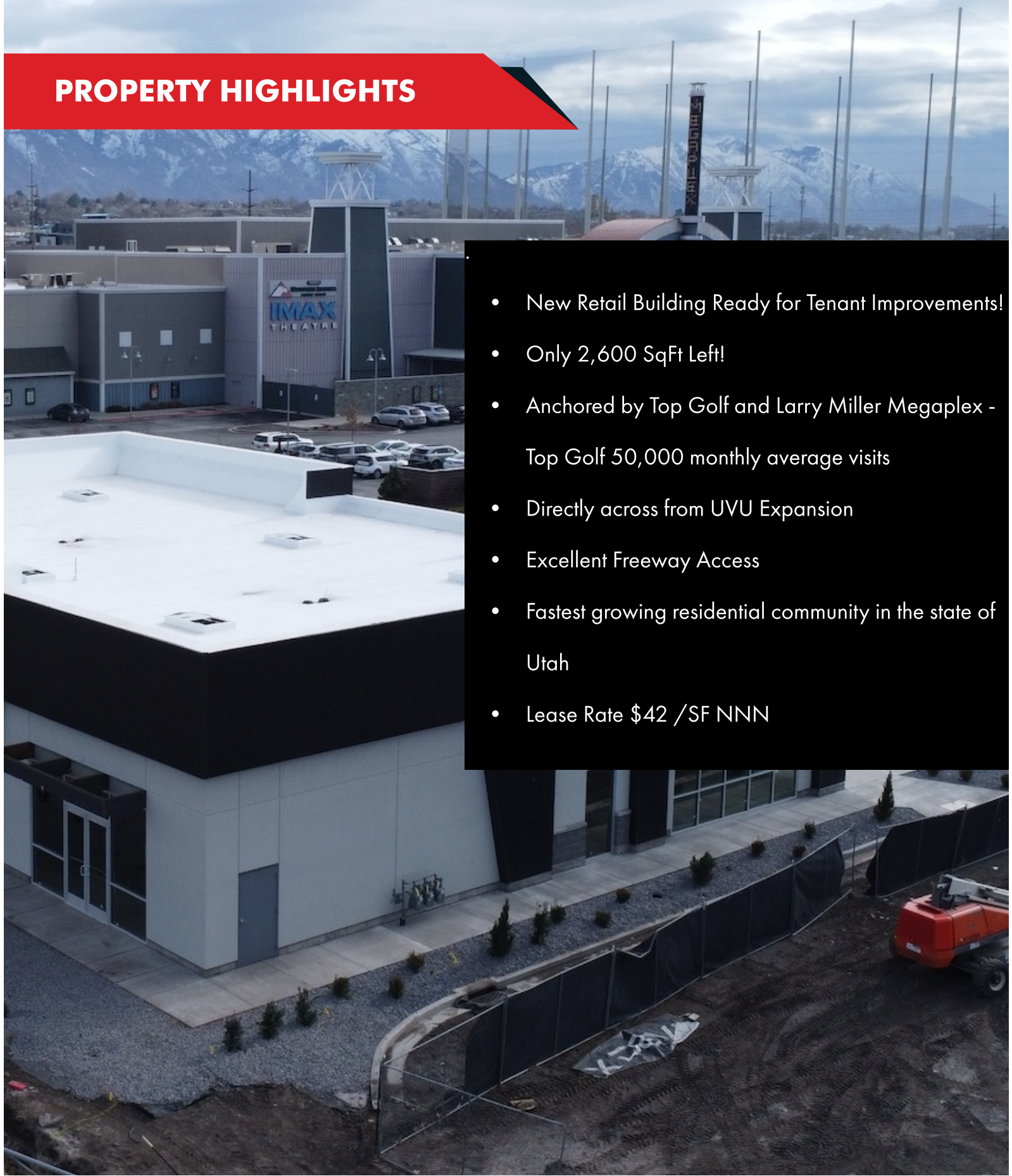
2,600 Sq Ft Remaining - 634 N Mill Road Vineyard, Utah 84059

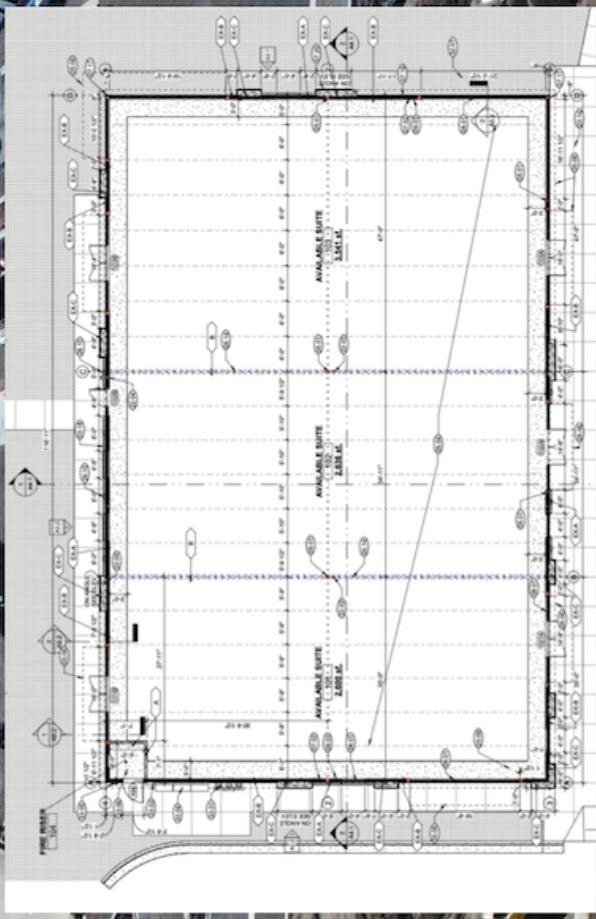
**CORE** **UTAH**  
REAL ESTATE

[www.coreutah.com](http://www.coreutah.com)

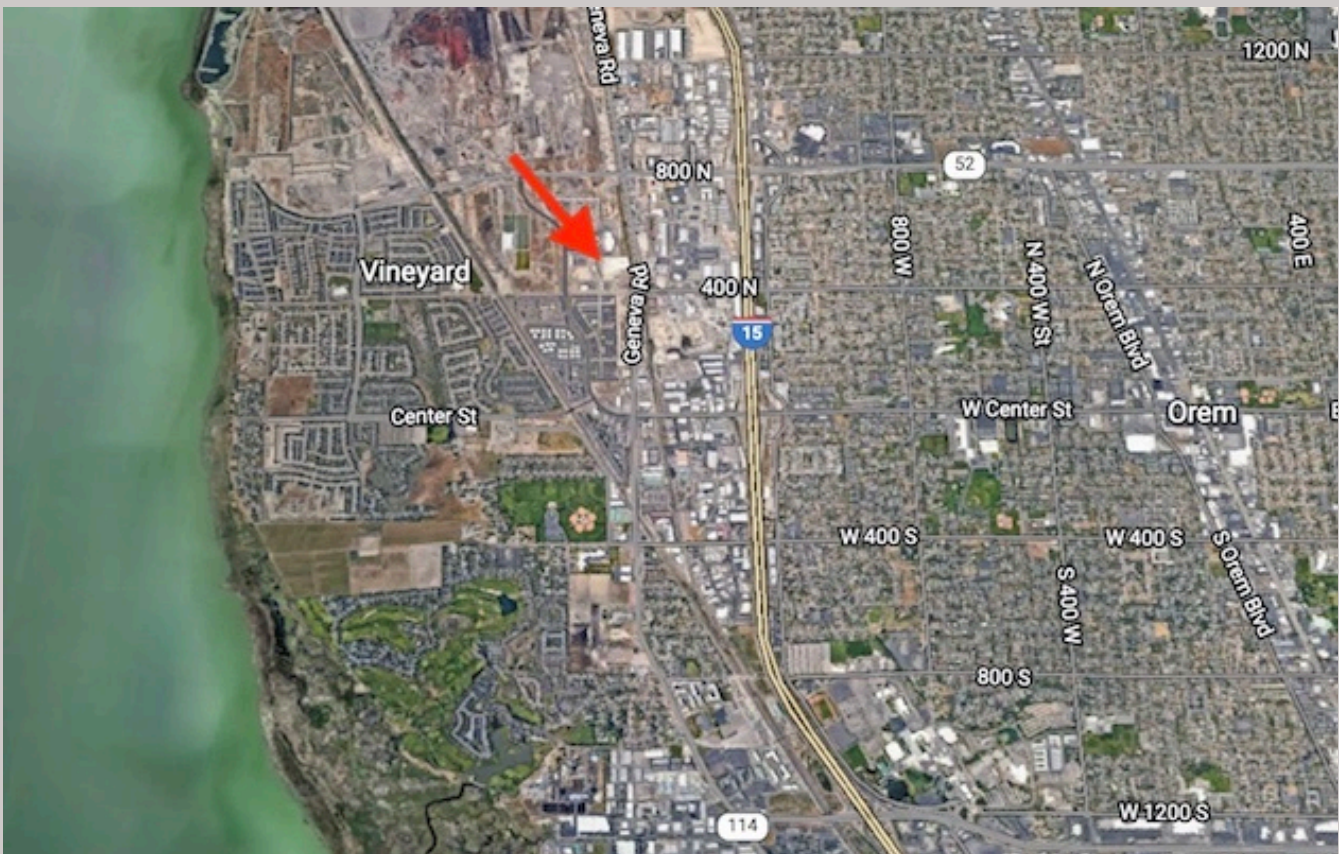
**PROPERTY HIGHLIGHTS**

- New Retail Building Ready for Tenant Improvements!
- Only 2,600 SqFt Left!
- Anchored by Top Golf and Larry Miller Megaplex - Top Golf 50,000 monthly average visits
- Directly across from UVU Expansion
- Excellent Freeway Access
- Fastest growing residential community in the state of Utah
- Lease Rate \$42 /SF NNN

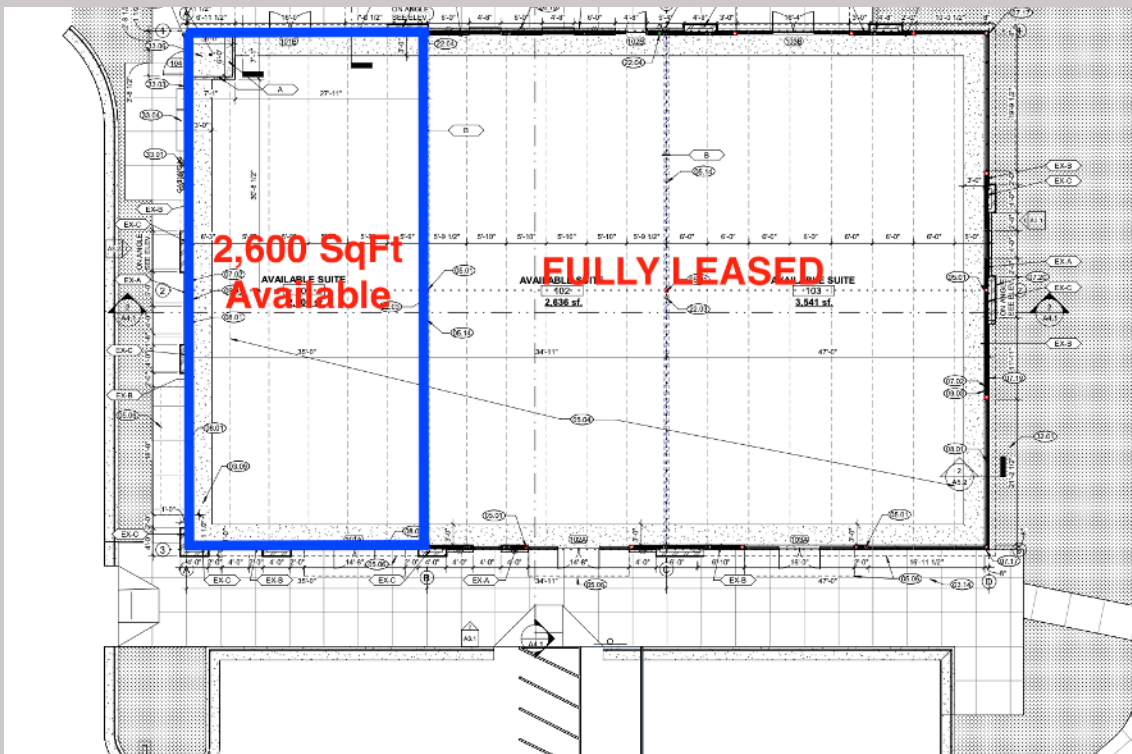
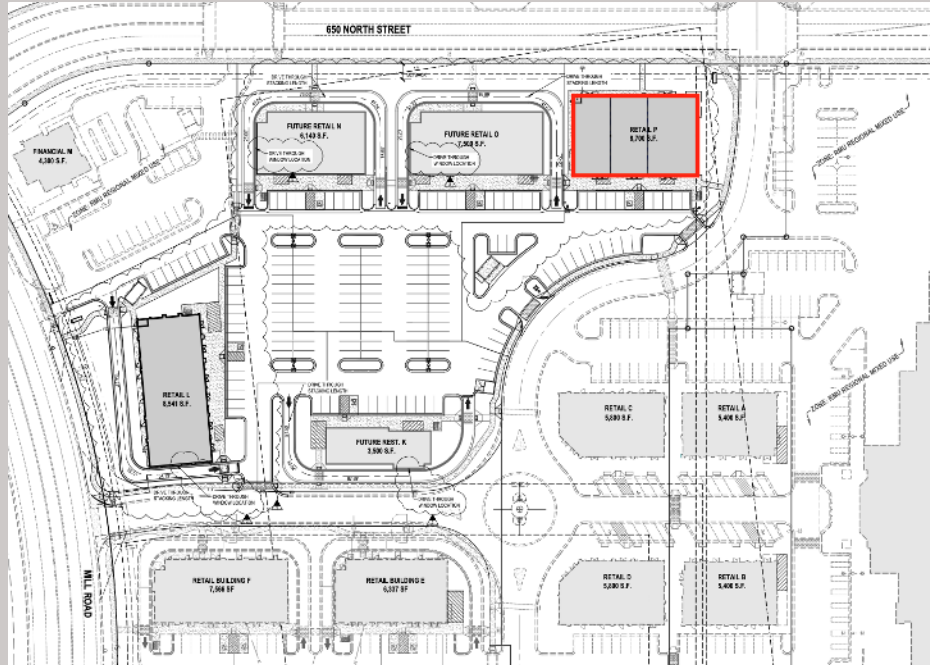




# SITE OVERVIEW



# SITE PLANS & ELEVATION



# AREA PHOTOS





## DEMOGRAPHIC INFORMATION

	2 Mile	10 Mile
Total Population	48,995	410,676
Total Households	14,065	115,535
Median Age	28.1	27.6
Median HH Income	74,630	74,047
Avg Household Size	3.4	3.5
Annual Pop Growth '22-'27	3.7%	3.0%

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Vineyard, Utah 84059**

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