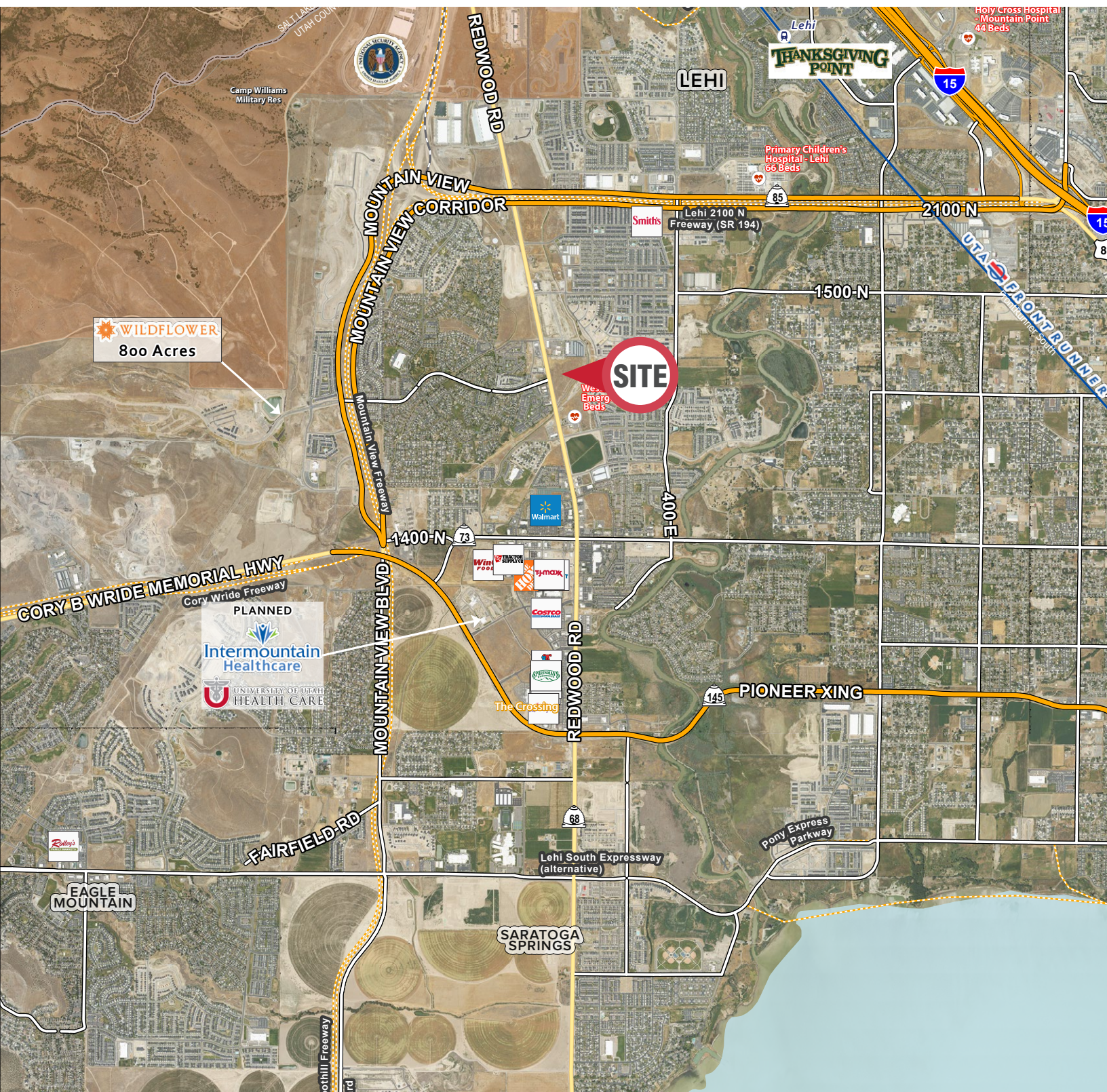


WESTPORT RETAIL

2148 North Redwood Road | Saratoga Springs, UT 84045



PROPERTY HIGHLIGHTS

- Zoning: Flex
- Lit Intersection
- 24,000 ADT on Redwood

Building 1

- Up to 4,040 SF
- Two Drive Thru Spaces Available
- \$42 PSF NNN End Cap
- \$50 PSF NNN Drive Thru

Lot 1

- For Sale or Lease
- Will Subdivide Lot
- 3.76 AC Available
- Contact Agent for Pricing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	14,827	73,748	169,714
2029 PROJECTED POPULATION	16,419	90,658	196,224
2024 EST. DAYTIME POPULATION	12,188	75,857	154,687
2024 EST. AVG HH INCOME	\$151,097	\$152,392	\$151,393
2024 EST. HOUSEHOLDS	4,512	19,943	45,243
2024 EST. BUSINESSES	185	1,254	2,470

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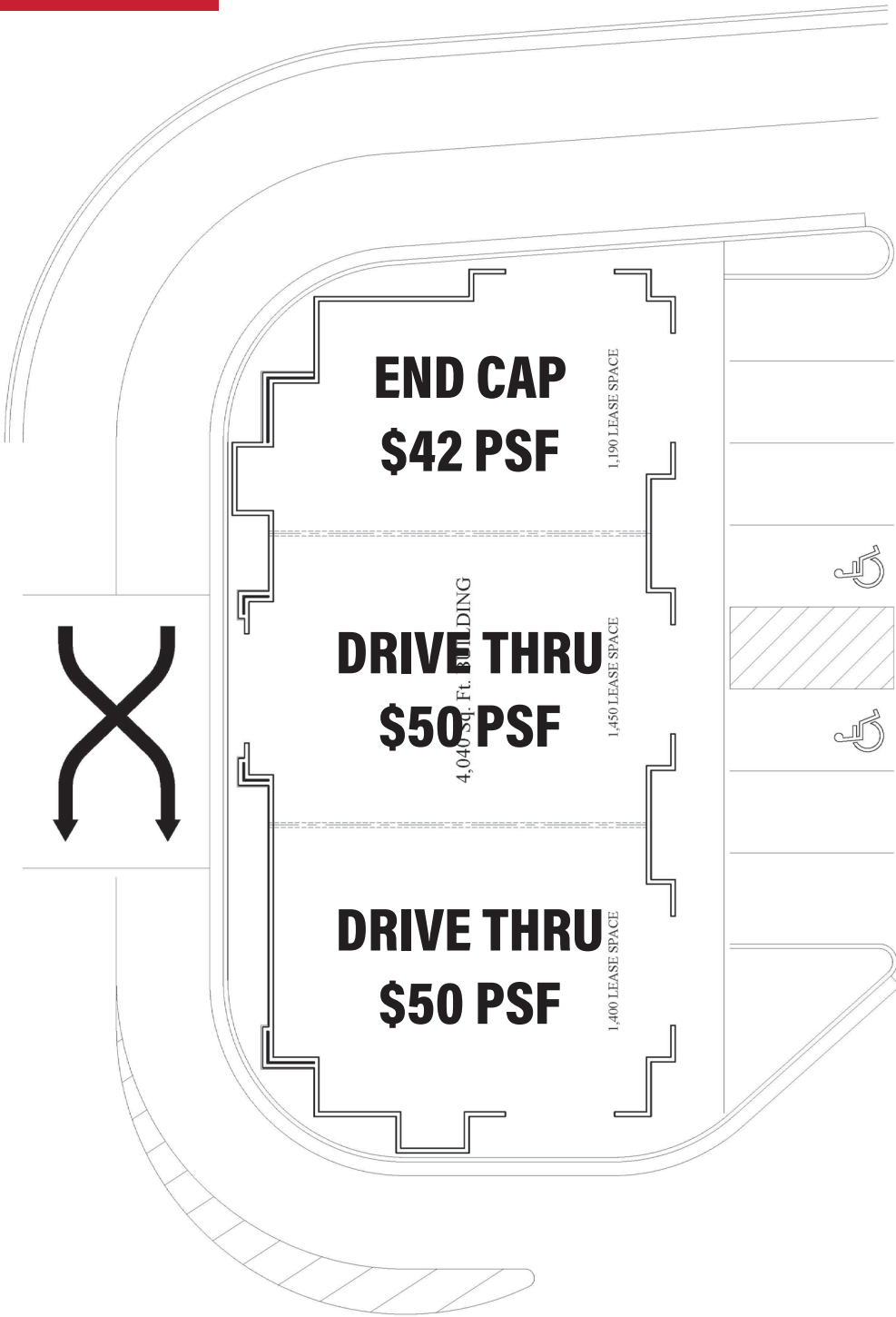
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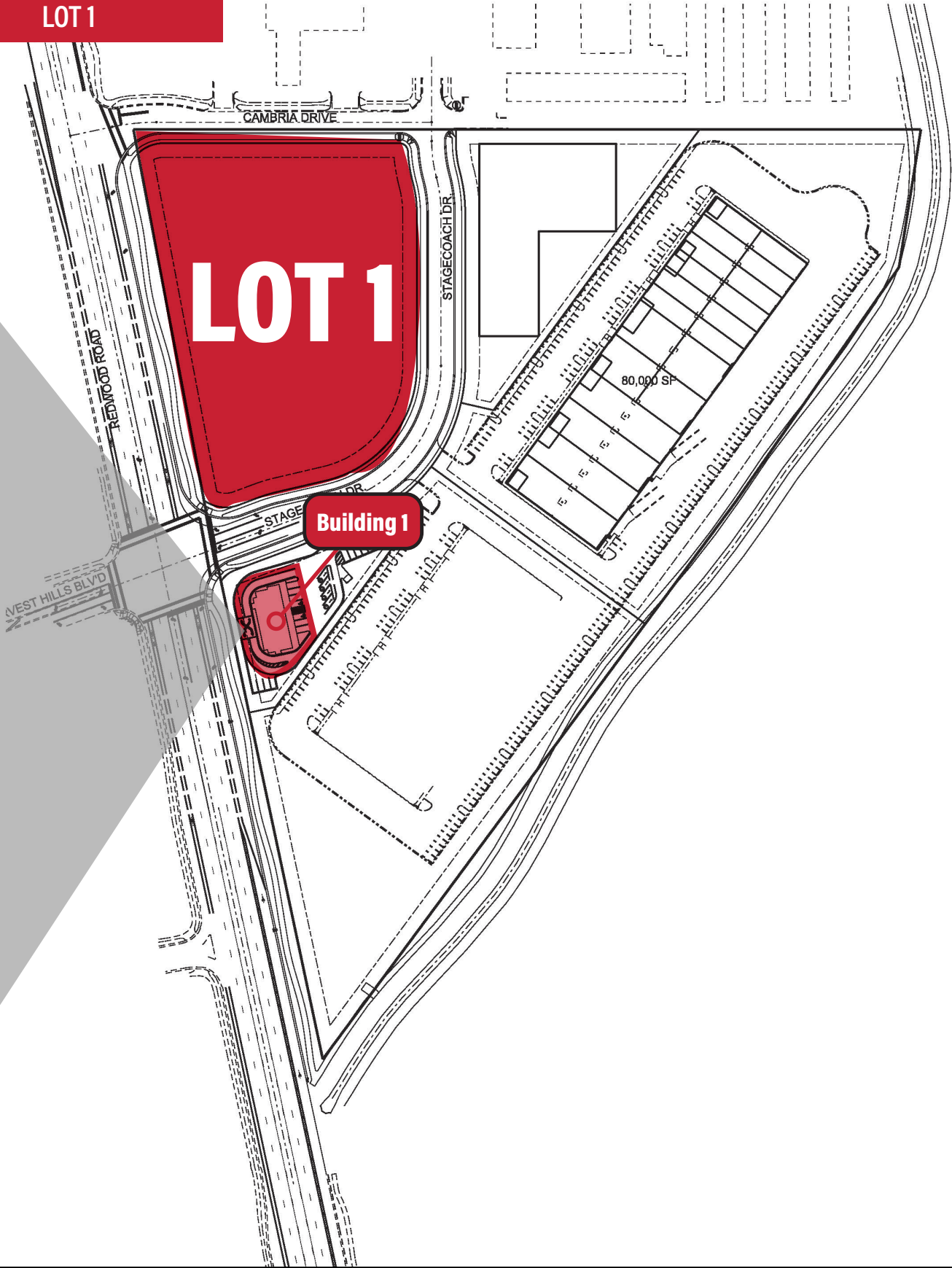
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BUILDING 1



LOT 1




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