



## Retail For Lease

# Eagle Mountain Town Center

Eagle Mountain Blvd &  
Pony Express Pkwy  
Eagle Mountain, Utah

### Contact:

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## Property Info

- Anchored by: **maceys** **ACE Hardware**
- Dominant intersection for the trade area
- Explosive growth market and is one of Utah's fastest growing communities
- Pads and shop space available for lease & build to suit
- Call for pricing

## Demographics



### Population

2025 Estimated  
2030 Projected

### 1 Mile

14,880  
20,133

### 3 Mile

25,214  
34,104

### 5 Mile

59,082  
74,851



### Households

2025 Estimated  
2030 Projected

### 1 Mile

3,842  
5,331

### 3 Mile

6,388  
8,880

### 5 Mile

14,633  
18,913



### Income

2025 Median HHI  
2025 Average HHI  
2025 Per Capita

### 1 Mile

\$100,773  
\$118,247  
\$30,459

### 3 Mile

\$105,367  
\$122,890  
\$30,726

### 5 Mile

\$109,106  
\$128,345  
\$31,490

[illegible]

**6,000 SF**

**10,000 SF**

**7,000 SF**

**7,000 SF**

**4,991 SF**

5.390 S

**EAGLE MOUNTAIN BLVD**

## LEGEND

AVAILABLE

## LOI / NEGOTIATIONS

## SIGNED LEASE



## Roxberry

## The UPS Store

### Little Caesars



N.A.P.

## Great Clips



Pony Express  
Dental



Arctic



6,015 S

Area 54 Parking

# Shops Site Plan



# District Site Plan

## LEGEND



AVAILABLE



LOI / NEGOTIATIONS



SIGNED LEASE



4,050 SF

Eagle Mountain City Hall



Future Commercial Development



4,075 SF

4,115 SF

6,015 SF

4,150 SF

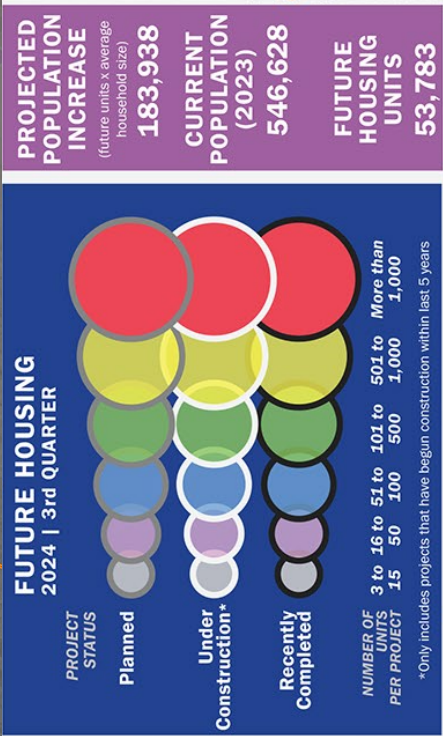
PONY EXPRESS PKWY

EAGLE MOUNTAIN BLVD



# Future Housing Map

Northern Utah County, Utah





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