

# GARAGE PLAZA AT MIDAS CROSSING



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12547 Herriman Auto Row  
Herriman, Utah 84096

**RETAIL SPACE AVAILABLE  
MULTI-TENANT RETAIL OR PAD  
OPTIONS**



### **Multi-Tenant Building Overview**

Lease Rate: \$34.50-\$40 per square foot

NNN: \$5.50 per square foot

Lease Term: 5-10 Years

TI Allowance Available

### **Pad Overview**

Ground Lease or Build-To-Suit

Ground Lease Rate: \$2.15 per square foot

### **Midas Crossing, Lot 4**

Brand new Retail Center located off Mountain View Corridor featuring Garage Grill and Toscano Bistro. The multi-tenant retail building or pad building will be located between Toscano and Herriman Auto Row.

The site is located at the entrance of Herriman Auto Mall. Other neighboring merchants include Quick Quack Car Wash, Kum & Go, Axis Automotive, Zions Bank, Beans & Brews, Quench It, and Java Espresso.

## Area Highlights

Mtn View Corridor has a projected ADT of 150,000 vehicles.

12600 South carries currently carries over 29,000 ADT.

Sits at entrance to Herriman Auto Mall, a 60 acre automotive retail and sales site that is currently under construction.

Nearby area restaurants include Garage Grill, Beans & Brews, In-N-Out, Black Bear Diner, Five Guys, Chick-Fil-A, Kona Grill, and Shake Shack.

Other neighboring retailers include Quick Quad, Kum & Go, Big O Tires, Zion's Bank, Lowe's, Deseret Industries, Costco, Harmon's Grocery, TJ Maxx, Michael's, Sierra Trading, and Winco.

Sits west of new Olympia Hills development with a proposed 6,330 housing units over 933 acres. Sits south of Daybreak community with 23,25q1 housing units over 4,000 acres.

Site is near new Salt Lake Bees Ballpark, Real Salt Lake Training Academy, and a new 20-field soccer field complex & 65,000 SF baseball training facility.

## Market Highlights

Herriman City, with a population of 61,328, is the fastest growing city in the United States with a population over 10,000, with a growth rate of 3,785% from 2000-2022.

5-mile radius population is over 215,000 residents. HHI for this area is \$128,261. Median HHI for Herriman is \$115,198.

Salt Lake County forecasts 50% population growth over next 30 years, and predicts over half of this population will settle west of Bangerter Highway.





### **Multi-Tenant Building**

1,200-7,385 Rentable Square Feet

End-Cap Availability

### **Pad Building**

Can Accommodate Up To 7,385 Square Feet

# Regional Trade Area

