

STATION POINT

13708 South 600 West
DRAPER, UT 84020



**PADS AVAILABLE: BUILD TO SUIT,
GROUND LEASE OR PURCHASE**

PROPERTY OVERVIEW

The Wasatch Group is proud to present Station Point. A 15.68 acre mixed-use commercial development located in Draper, Utah. Station Point features spaces including retail, office, and hospitality. This site is ideally situated along Bangerter Highway next to multiple new multi-family communities and sits adjacent to the future 600 acre state owned development "The Point" starting in 2025.

DEMOGRAPHICS

EST. POPULATION



1 Mile	12,900
3 Miles	73,000
5 Miles	183,000

EST. HOUSEHOLDS



1 Mile	3,200
3 Miles	22,000
5 Miles	55,300

EST. MEDIAN HH INCOME



1 Mile	\$124,300
3 Miles	\$124,000
5 Miles	\$124,700

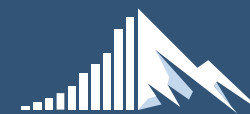
PROPERTY DETAILS

- 15.68 Acres
- Nine Designated Retail Spaces Ranging from 2,132-14,483 Sq. Ft.
- 2-Story, 25,360 Sq. Ft. Professional Office Building
- Proposed Hotel Featuring 122 Rooms
- C-Store Location, 4,023 Sq. Ft.
- Ample Parking for Retail and Professional Buildings
- High-density Residential Trade Area
- Easy I-15 and Bangerter Highway (SR-154) Access
- 25 min. Drive to the Salt Lake International Airport
- Near Utah's Transit Commuter Train, Frontrunner, connecting both ends of the Salt Lake Valley.
- Access to Protected Green Space of the Jordan River, a 45-mile Bike and Pedestrian Trail System.
- Proximity to future 600 acre state owned walkable city development "The Point" starting in 2025.

**PLEASE CONTACT FOR
LEASING INFORMATION:**

ALEX DAHLSTROM

801-961-1010
adahlstrom@wasatchcommercial.com



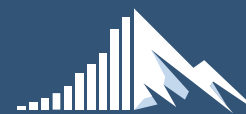
WASATCH
COMMERCIAL DEVELOPERS



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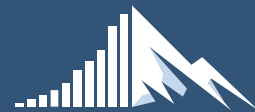
- ZUPAS
- noodles Company
- FIVE GUYS BURGERS and FRIES
- SPOTZ Mediterranean Street Food
- Pizza Hut
- IN-N-OUT BURGERS
- GOODWOOD BARBEQUE & COMPANY
- CUP BOP
- COLD STONE CREAMERY
- TERI YAKI
- Rancharito's MEXICAN FOOD
- ASTRO BURGERS
- Casey's
- Cafe Rio MEXICAN GRILL
- FLAME
- Chick-fil-c
- SOUL STZ VEGS SANDWICHES
- DEL TACO
- Arctic Circle
- QUBBY'S
- McDonald's
- PIZZA EXPRESS
- JJ
- jamba

- TOWNEPLACE SUITES MARRIOTT
- Little Caesars Pizza
- Walgreens
- CHASE
- KNEADERS BAKERY & CAFE
- HARMONS RESTAURANT GROUP
- LA BARBA COFFEE — EST. 2012
- UPS THE UPS STORE
- SUBWAY
- jiffy lube
- Beans & Brews
- Tacotime
- Ivie JUICE BAR
- T Mobile
- Sinclair
- CYPRUS CREDIT UNION
- Great Clips IT'S GONNA BE GREAT
- BURGER KING
- Orangetheory FITNESS
- GREASE MONKEY
- AMERICA FIRST
- Quick Dash CAR WASH
- JJ

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