



RETAIL PROPERTY FOR LEASE

THE CROSSING 203

166 Pioneer Crossing, Saratoga Springs, UT 84045



Property Description

Introducing the modern retail center at 166 Pioneer Crossing, Saratoga Springs, UT. This newly constructed facility offers prime leasing opportunities with high visibility, ample parking, and excellent signage options. National retail tenants create a vibrant shopping destination within a high-traffic, rapidly growing commercial district. Flexible lease options cater to tenant needs. Situated in close proximity to residential neighborhoods, this property provides the ultimate convenience for customers. Join this thriving retail community and elevate your business in a dynamic and sought-after location.

Offering Summary

| | |
|-----------------|-----------------------------|
| Lease Rate | \$36.00 - 40.00 SF/yr (NNN) |
| Available Space | 1,311 - 1,456 SF |
| Building SF | 10,830 SF |
| Parking Ratio | - |

| Demographics | 1 Mile | 2 Miles | 3 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,374 | 7,093 | 14,867 |
| Total Population | 5,177 | 27,571 | 58,954 |
| Average HH Income | \$123,123 | \$136,340 | \$142,583 |

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Property Highlights

- One Suite Remaining! 1,311 SF
- - Prime location at 166 Pioneer Crossing, Saratoga Springs, UT
- - Modern retail center with newly constructed facilities
- - High visibility and exposure for retail tenants
- - Ample parking for customers and employees
- - National retail tenants creating a vibrant shopping destination
- - Excellent signage opportunities for maximum visibility
- - Flexible lease options tailored to tenant needs
- - High traffic area in rapidly growing commercial district
- - Proximity to residential neighborhoods for customer convenience



TENANTS

Splash of Color Pottery
Franco's Churros & Crepes
Printology
Slim Revolution
Saratoga Flower Studio
Bombay Kitchen

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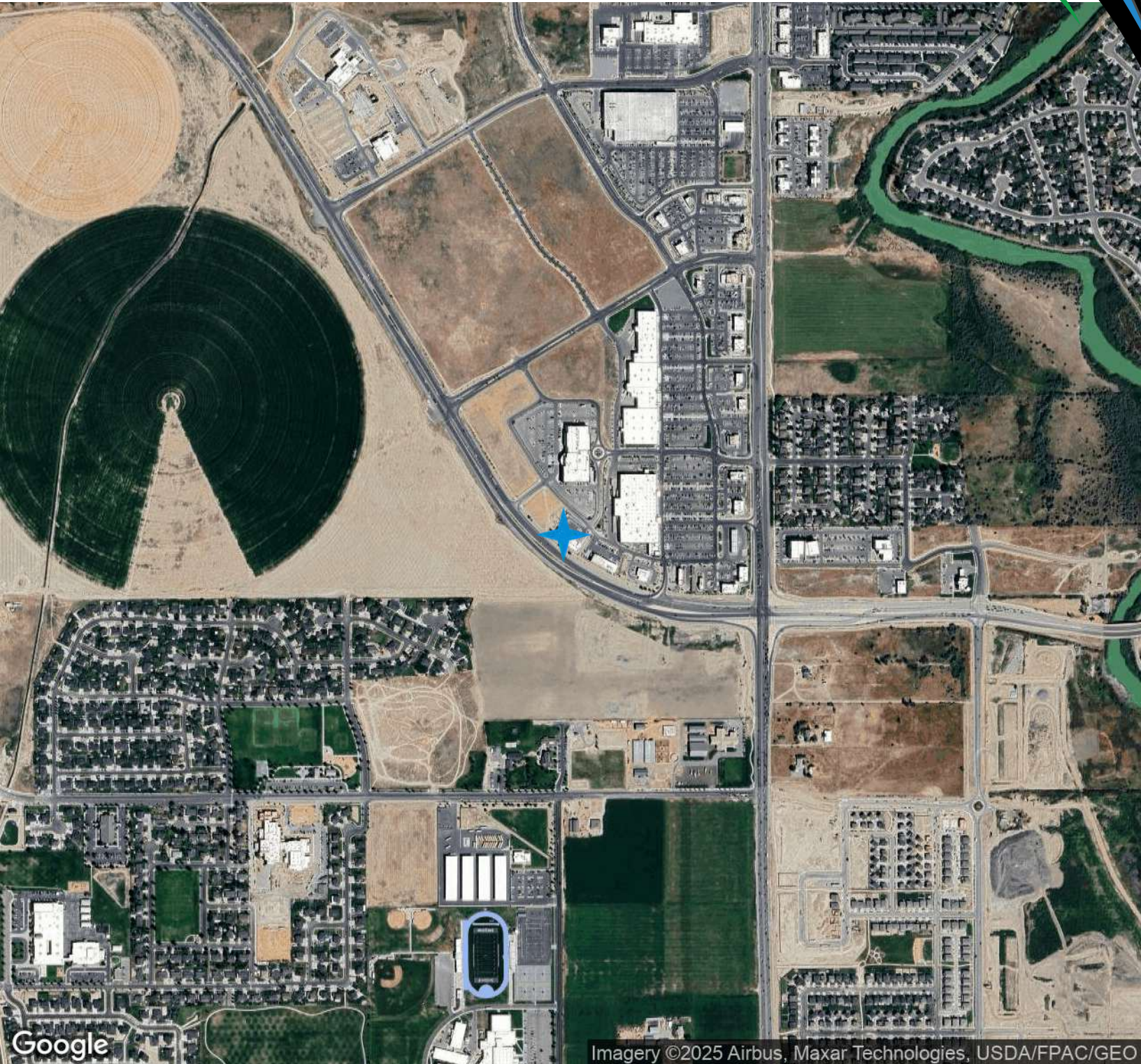




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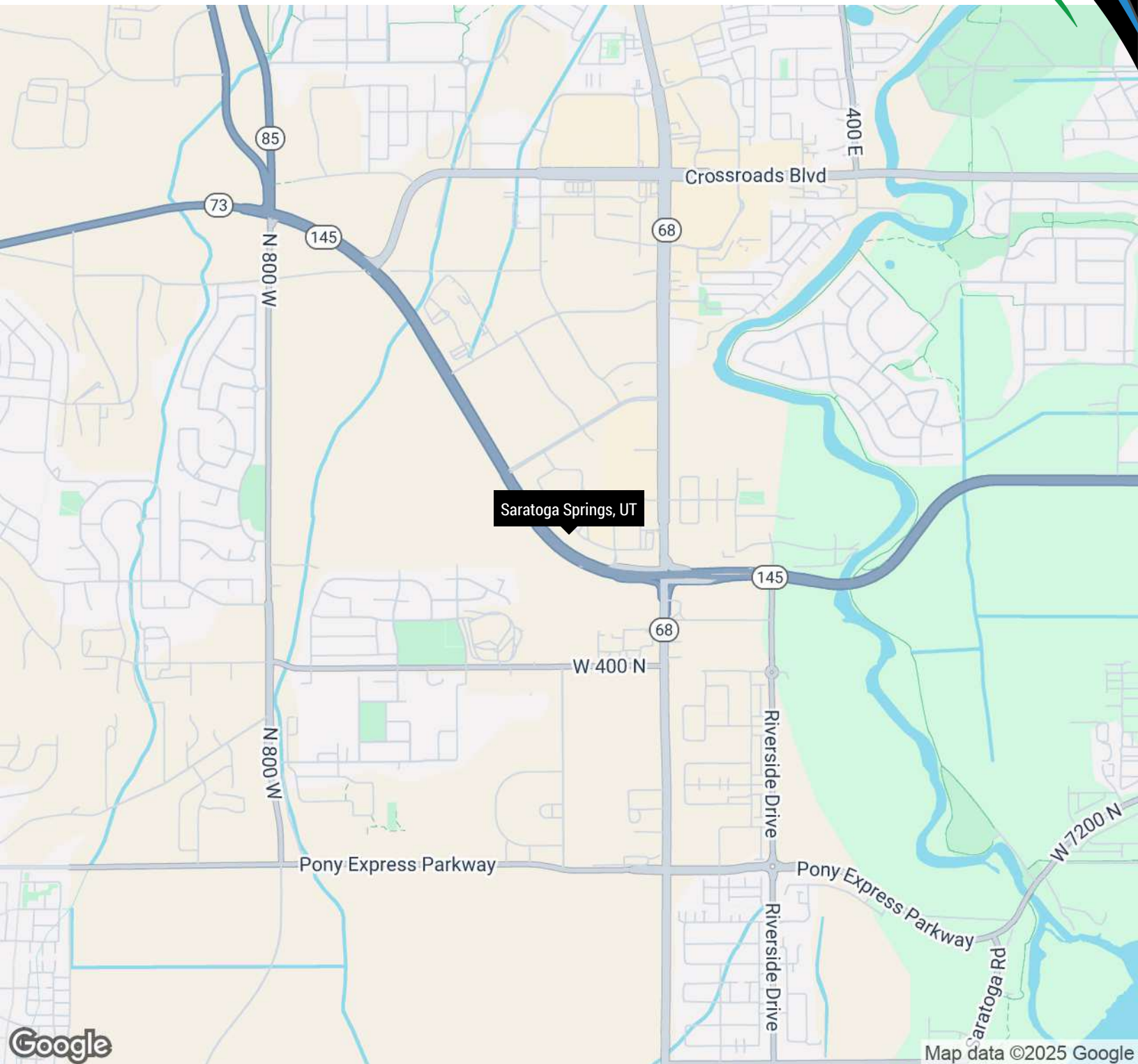




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