

LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	12,618	86,533	206,003
2030 PROJECTED POPULATION	13,112	85,886	201,366
2025 EST. DAYTIME POPULATION	12,121	59,316	114,206
2025 EST. AVG HH INCOME	\$152,296	\$165,784	\$162,637
2025 EST. HOUSEHOLDS	4,047	27,756	67,680
2025 EST. BUSINESSES	1,248	5,155	11,103

TRAFFIC

12300 SOUTH
33,000 VEHICLES PER DAY

INTERSTATE 15
213,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

DRAPER CROSSING

212 East 12300 South • Draper, Utah



HIGHLIGHTS

- **AVAILABLE FOR LEASE**
 - 1,200 SF (QUIETLY MARKETING)
 - 1,960 SF
- **AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT**
 - **0.67 ACRES**
- **NNN \$6.98**
- **CALL AGENT FOR ASKING RENT**
- **HEAVY TRAFFIC ALONG 12300 SOUTH AND INTERSTATE 15**
- **CO-TENANTS INCLUDE SMITH'S, TJ MAXX, CORNER BAKERY, JAMBA JUICE, DOWNEAST, AND JIMMY JOHN'S**

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LEGEND
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DRAPER CROSSING

 SITE PLAN

