

# RETAIL/OFFICE FOR LEASE

## TRAIL CROSSING VET HOSPITAL

11685 South Trail Crossing Dr • South Jordan, Utah 84009

QUIETLY MARKETED  
DO NOT DISTURB BUSINESS



### Property Highlights

- Size: 6,000 SF
- Lease Rate: \$26 PSF
- NNNs: \$6.50 PSF
- Shadow Anchored by Smith's Marketplace

JOE MILLS  
**801.930.6755**  
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[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

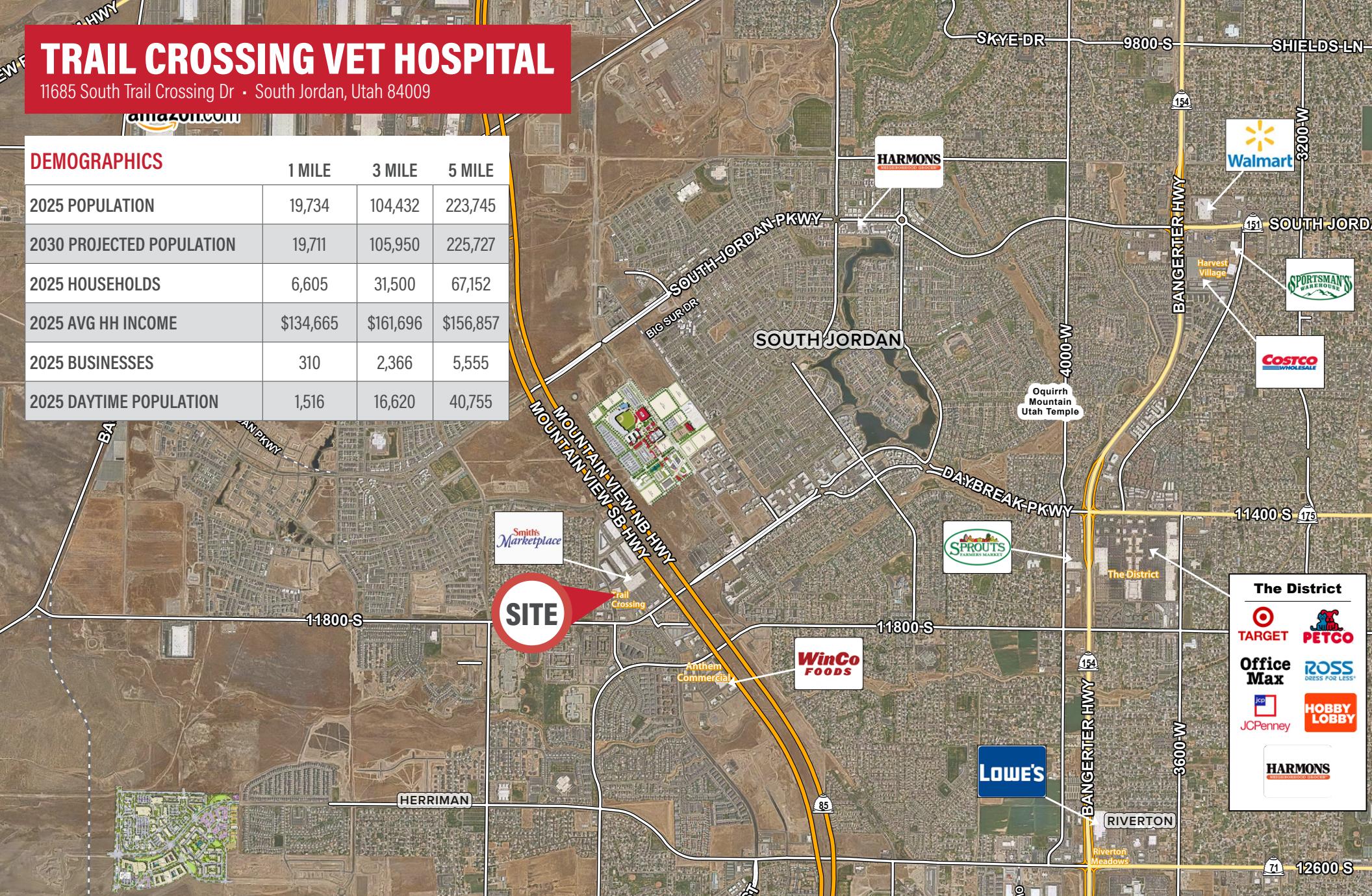
**LEGEND**  
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	19,734	104,432	223,745
2030 PROJECTED POPULATION	19,711	105,950	225,727
2025 HOUSEHOLDS	6,605	31,500	67,152
2025 AVG HH INCOME	\$134,665	\$161,696	\$156,857
2025 BUSINESSES	310	2,366	5,555
2025 DAYTIME POPULATION	1,516	16,620	40,755



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SITE



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