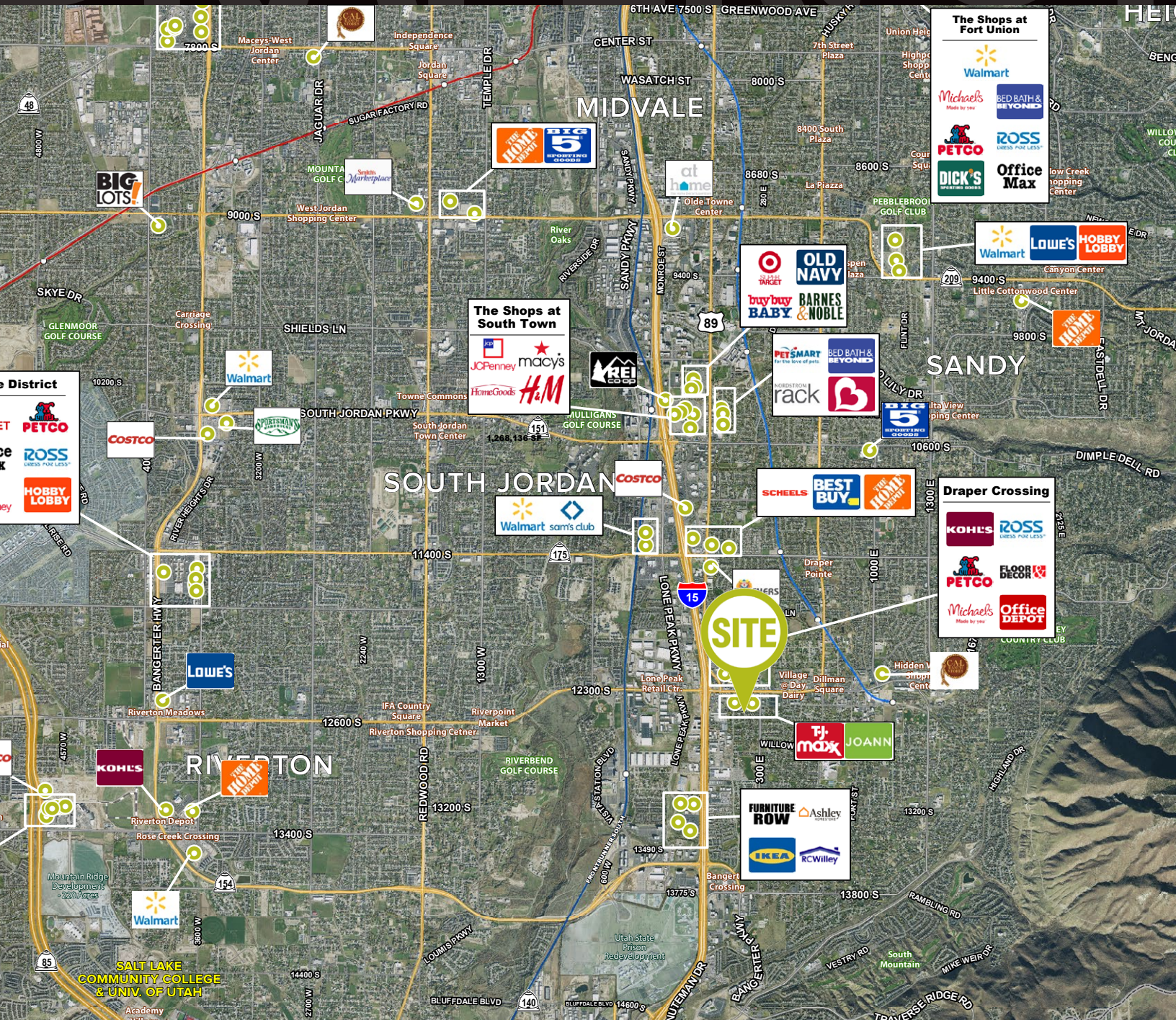


LOCATION



DRAPER CROSSING

212 East 12300 South • Draper, Utah



HIGHLIGHTS

- AVAILABLE FOR LEASE
 - 1,200 SF (QUIETLY MARKETED)
 - 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

TANNER OLSON
801.930.6752 | tolson@legendllp.com

JOE MILLS
801.930.6755 | jmills@legendllp.com

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	8,103	86,459	214,772
2028 PROJECTED POPULATION	8,312	89,887	231,272
2023 EST. DAYTIME POPULATION	12,944	83,756	165,682
2023 EST. AVG HH INCOME	\$167,124	\$172,623	\$164,806
2023 EST. HOUSEHOLDS	2,765	26,872	68,654
2023 EST. BUSINESSES	903	5,120	10,654

TRAFFIC

12300 SOUTH
33,000 VEHICLES PER DAY

INTERSTATE 15
213,000 VEHICLES PER DAY



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