

RETAIL FOR LEASE

HOT IRON COMMERCIAL

1144 West 2700 North | Pleasant View, Utah 84404

Property Highlights

- Size: 2,400 SF
- Availability: October 2026
- Lease Rate: \$26 PSF
- NNNs: \$745 PSF
- Great Co-tenancy



TANNER OLSON

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PARTNER **XTEAM**
RETAIL ADVISORS



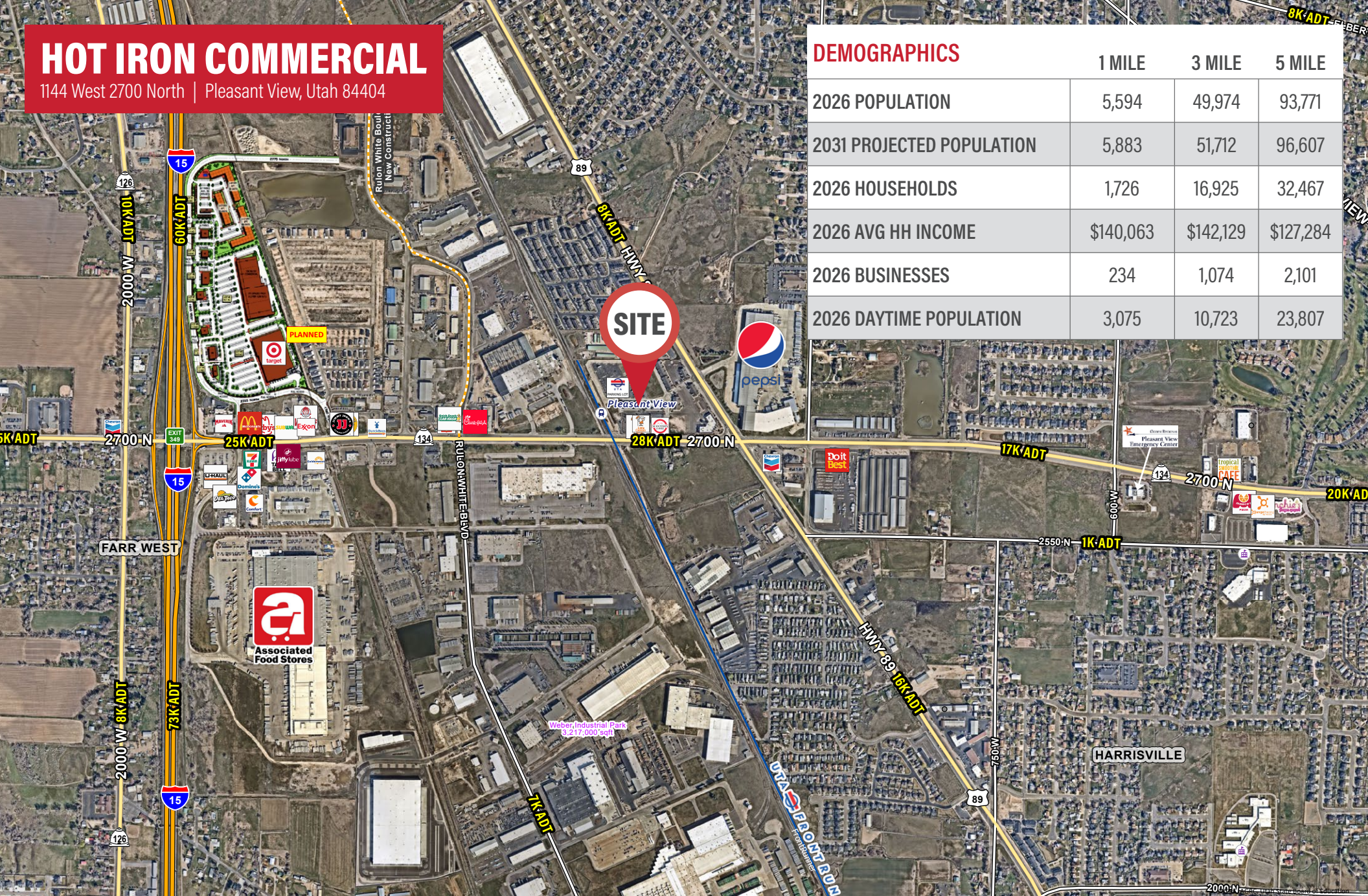
LEGEND
COMMERCIAL

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	5,594	49,974	93,771
2031 PROJECTED POPULATION	5,883	51,712	96,607
2026 HOUSEHOLDS	1,726	16,925	32,467
2026 AVG HH INCOME	\$140,063	\$142,129	\$127,284
2026 BUSINESSES	234	1,074	2,101
2026 DAYTIME POPULATION	3,075	10,723	23,807



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