



FOR  
LEASE

3850 W Hardman Way  
Lehi, UT 84043

**Smith's #210  
Shopping Center**

- Grocery Anchored Retail PAD's
- Opportunities for Ground Lease or BTS
- High Traffic Counts
- Grocery Store Opens in Fall of 2026

## Property Specs

LEASE RATE

[Contact Agent](#)

LOT SIZE

$\pm 0.5 - 1$  Acres

ZONING

Commercial

TYPE

Land | Retail/Office

- Grocery Anchored Retail PAD's
- Opportunities for Ground Lease or BTS
- High Traffic Counts
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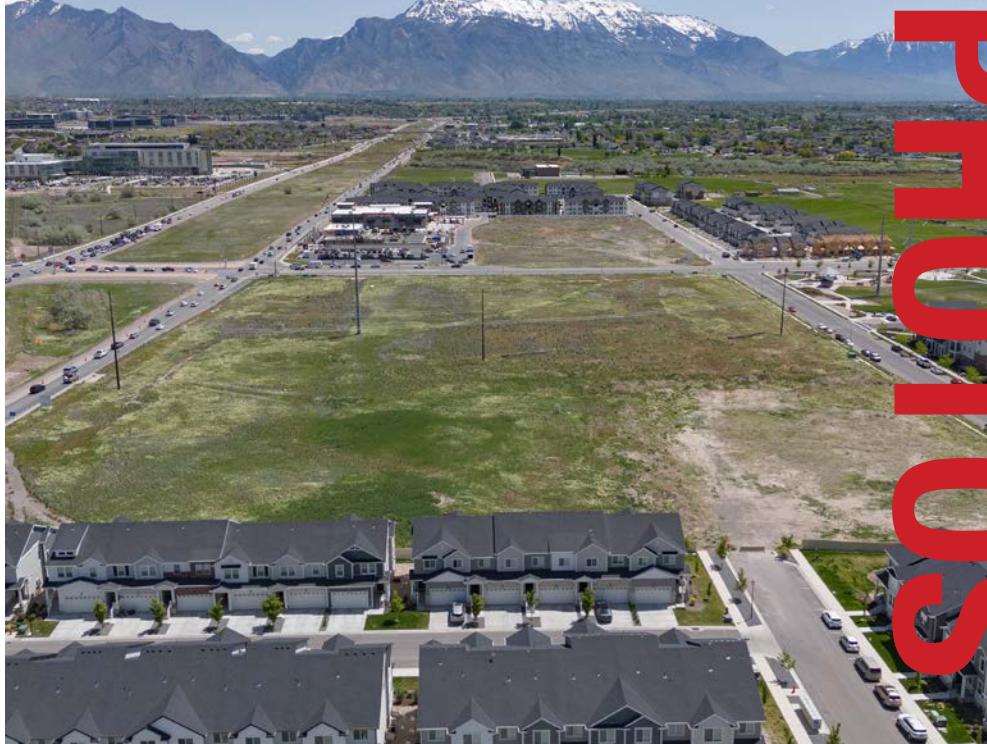


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SOHO



Grocery Store Opens in Fall of 2026  
High Traffic Counts



# AREA MAP



## NORTHWEST COUNTY & NEW DEVELOPMENT

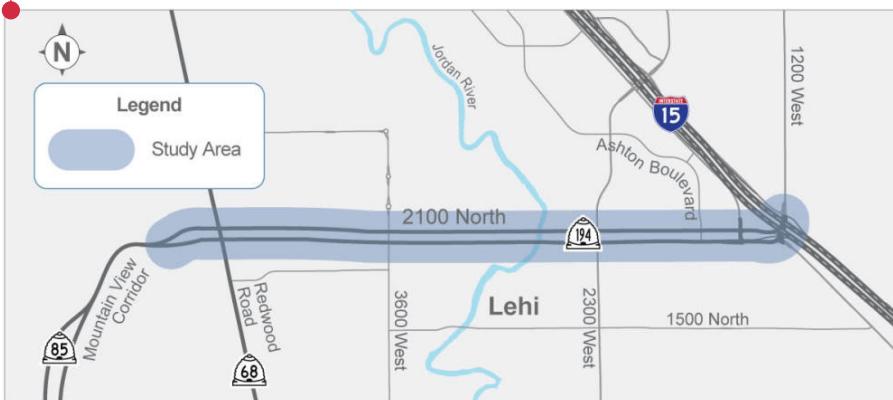
As the Northwest continues to grow, UDOT plans to expand roadways and freeway access. This bodes well for future development within the retail sphere - increasing traffic counts and improving flow of traffic.

To view upcoming news and announcements, or to stay in the know visit <https://udotinput.utah.gov/Portal/Y8318>

## 2100 North Freeway Project

The 2100 North Freeway Project will improve transportation in Lehi and improve the east/west connection from I-15 to Mountain View Corridor. The 2100 North Project will enhance connectivity between Redwood Road and I-15, providing a 2.8-mile freeway segment designed to improve traffic flow and reduce congestion. This project includes the construction of a system-to-system interchange at I-15, approximately 20 roadway structures, and three shared-use-path structures to support pedestrians and cyclists. Additionally, two miles of shared-use path will be realigned or reconstructed to enhance safety and accessibility.

**Learn More at:** <https://udotinput.utah.gov/r76871>



## Northwest Utah County Program

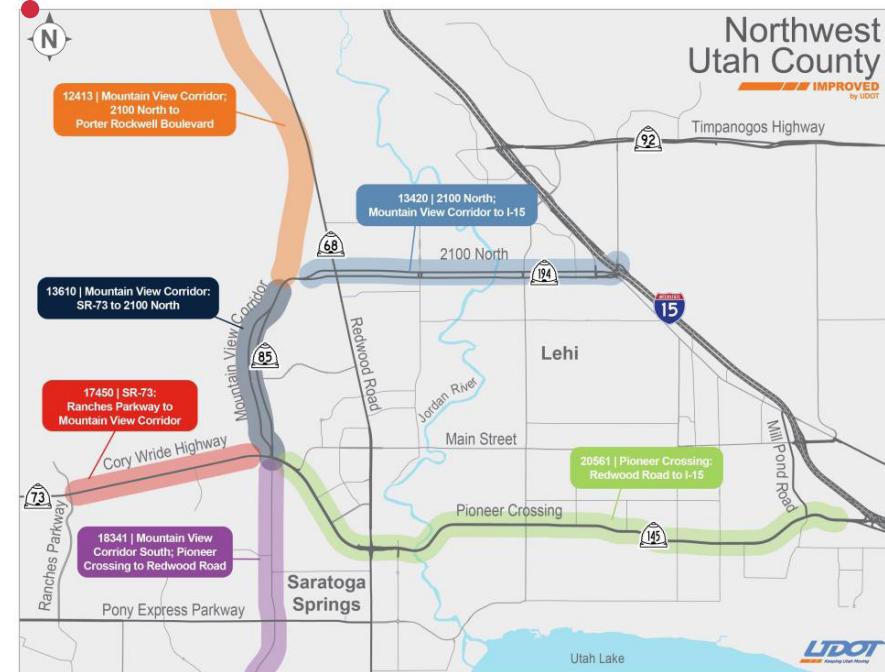
As the population in Utah continues to grow, transportation planning and development play a key role. The Utah Department of Transportation (UDOT) is planning and implementing several transportation improvement projects in Northwest Utah County to keep Utah moving while facilitating a strong economy, and maintaining a high quality of life

## Coordinated Communication

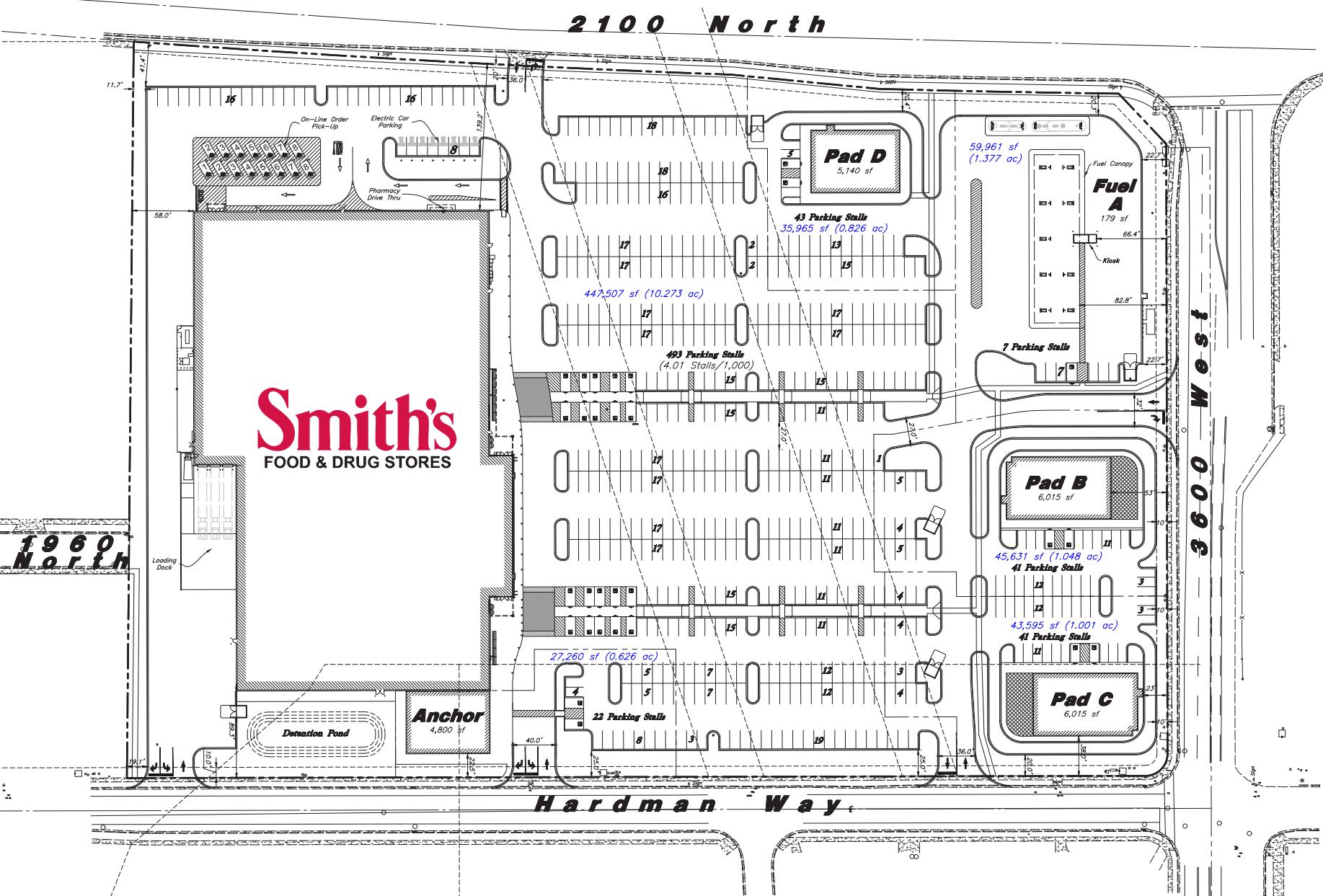
The Northwest Utah County Program was created to provide a “one-stop-shop” of transportation information for the area.

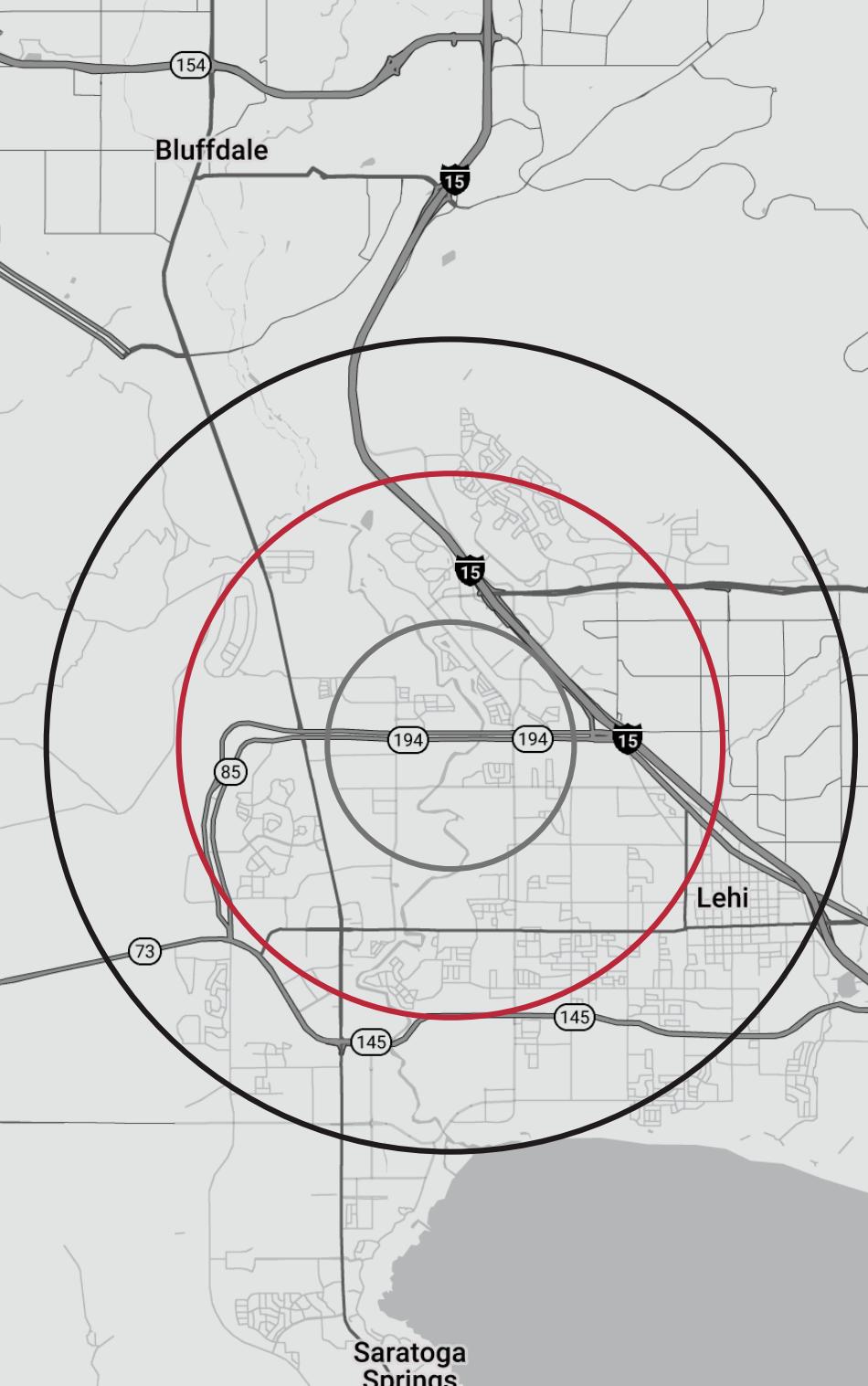
Rather than starting and stopping outreach efforts with each individual project, the Northwest Utah County Program will remain a consistent source of information for years to come.

**Learn More at:** <https://udotinput.utah.gov/h13702>



# Site Map





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,591	76,117	168,294
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,364	21,104	45,750
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$164,744	\$156,429	\$155,327

## Traffic Counts

STREET	AADT
2100 North	20,687
North Redwood Road	20,924

## Neighboring Cities

Bluffdale	16 miles
Provo	28 miles
Spanish Fork	36 miles
Salt Lake City	38 miles
Cedar City	224 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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