

# RETAIL FOR SUBLEASE

## COTTONWOOD SQUARE

1775 East Murray Holladay Rd | Holladay, Utah 84117

SITE



### Property Highlights

- 1,284 SF For Sublease/Assignment
- Lease Rate: \$27.60 PSF with 2% Annual Escalations Starting August 2027
- NNNs: \$6 PSF
- Lease Expiration Date: 7/31/2031
- Renewal Options: Two 5-Year

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PARTNER **XTEAM**  
RETAIL ADVISORS

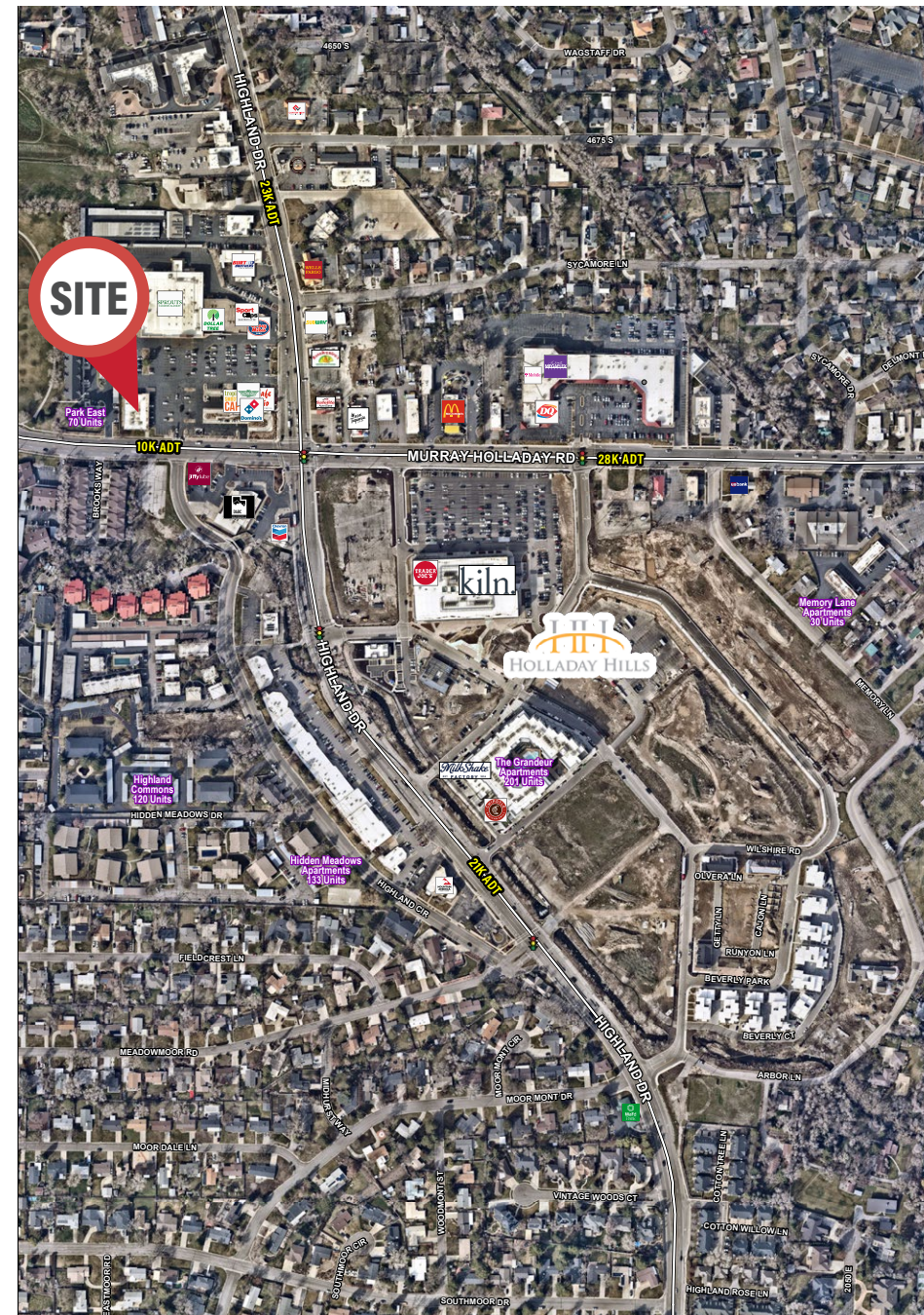


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## DEMOGRAPHICS

|                           | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION           | 16,460    | 131,078   | 305,270   |
| 2030 PROJECTED POPULATION | 15,262    | 123,223   | 289,806   |
| 2025 HOUSEHOLDS           | 7,067     | 53,800    | 124,092   |
| 2025 AVG HH INCOME        | \$143,748 | \$141,069 | \$136,181 |
| 2025 BUSINESSES           | 1,052     | 7,789     | 16,912    |
| 2025 DAYTIME POPULATION   | 7,910     | 71,531    | 159,925   |



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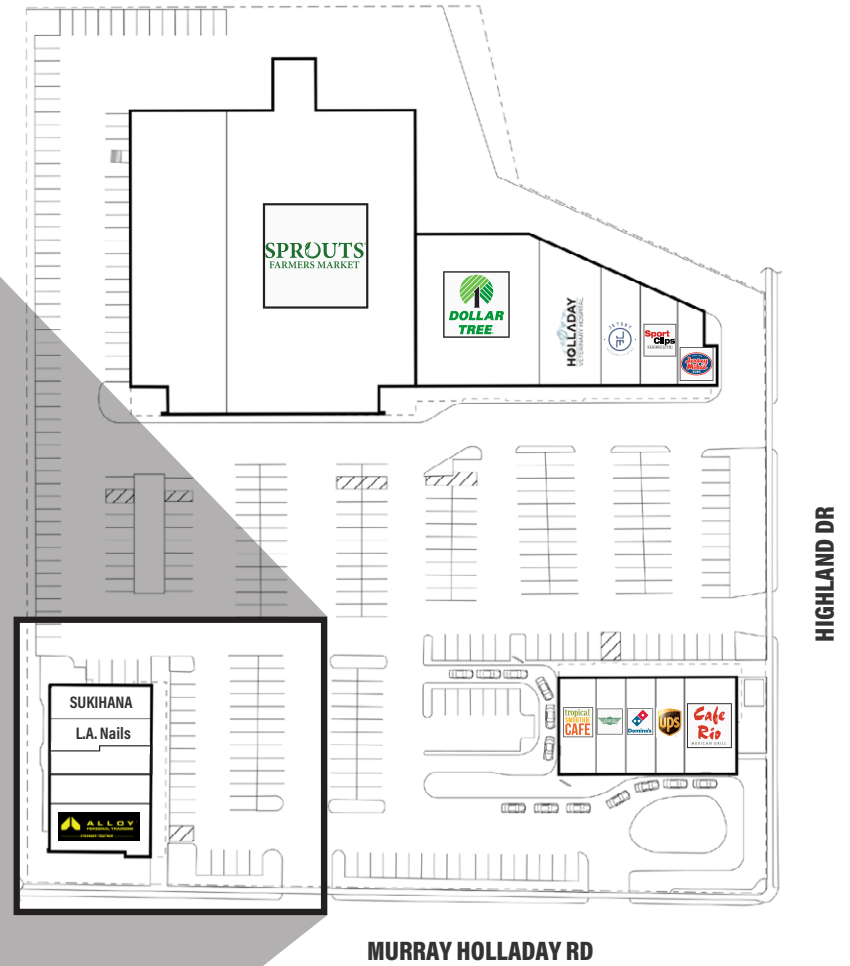
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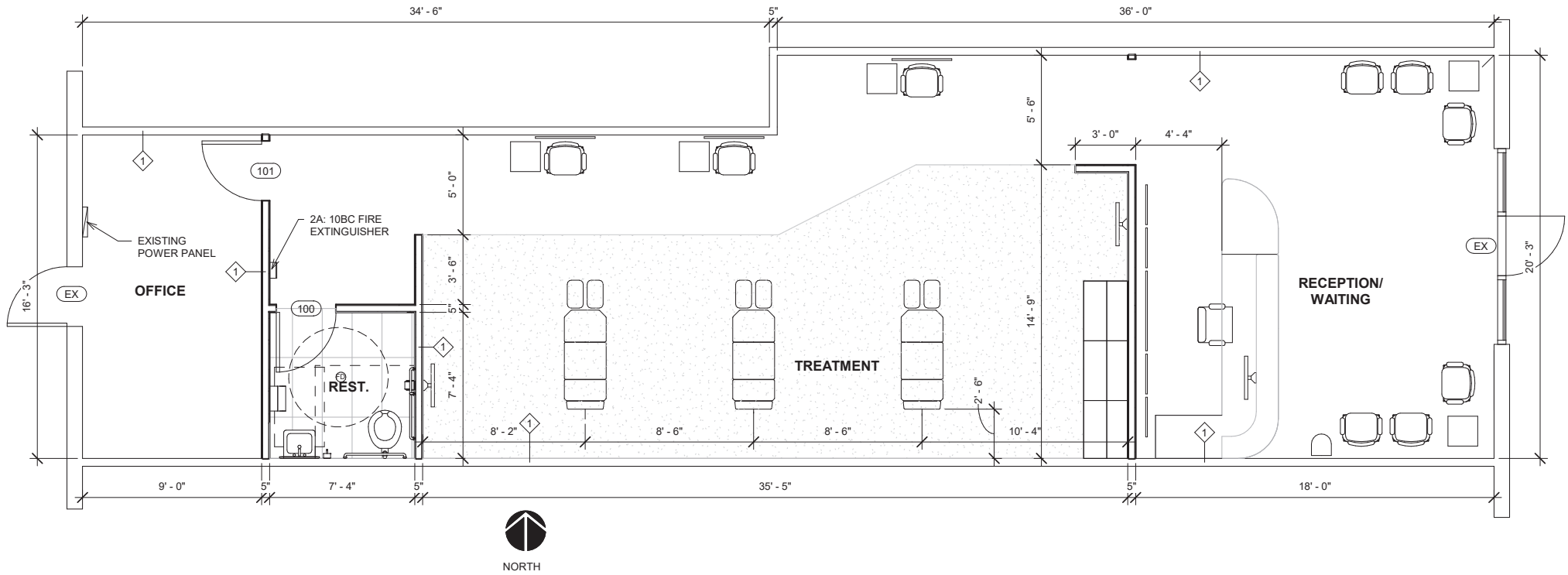
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