



Colliers

Retail for Lease

# New Retail Pads Available for Lease

2301 S Main St, Bountiful, UT 84010

- New high exposure pads next to the #1 EOS in Utah and Smith's Marketplace
- Available for ground lease or build to suit
- Restaurant/ retail high exposure pads available
- Some of the highest surrounding income levels in Utah

Surrounding tenants:

Smith's  
Marketplace

EOS FITNESS  
BETTER GYM. BETTER PRICE.

CVS  
pharmacy

## Contact:

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Retail Pads | For Lease

# Conceptual Site Plan

89

Main St - 19,015 ADT

Restaurant  
960 SF

Restaurant  
4,500 SF

Restaurant  
5,000 SF

Restaurant  
2,000 SF

Fuel Center

**EōS FITNESS**  
BETTER GYM. BETTER PRICE.

# Area Overview

## Bountiful, Utah

The city of Bountiful is located north of downtown Salt Lake City and Salt Lake City International Airport, offering small-town charm with “big city” accessibility via the Legacy Highway, Interstate 15 and Highway 89.

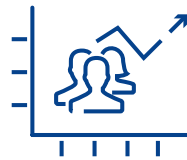
Bountiful is located in Davis County, Utah’s smallest county by land size, but third largest in population. It is home to the state’s largest employer, Hill Air Force Base, Utah’s only amusement park, Lagoon and Antelope Island, a top 5 state park. In 2022, the county had the fourth-lowest unemployment rate, remaining strong and near the top of Utah’s county averages in job growth and population growth.

## 2024 Demographics - within 3 miles



Population

**84,623**



2029 Projected Pop

**87,093**



Daytime Population

**86,091**



Households

**28,086**



Average Household Income

**\$135,962**



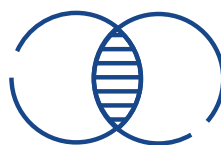
Median Household Income

**\$105,783**



Median Home Value

**\$587,276**



Median Age

**33.4**



Bachelor's/Grad/Prof. Degree

**44%**





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