

# RETAIL FOR LEASE

## GARDEN SQUARE

43-47 East Fort Union Blvd | Midvale, Utah 84047

FASHION  
PLACE  
MALL



### Property Highlights

- Main Floor Retail Size: 2,500-8,074 SF
- 2nd Floor Office Size: ~1,900 SF
- Lease Rate: \$24 PSF
- NNNs: \$6.32 PSF
- Well-established Fort Union Trade Area
- Great Access to I-15 and I-215
- Close to UTA Transit



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PARTNER **XTEAM**  
RETAIL ADVISORS

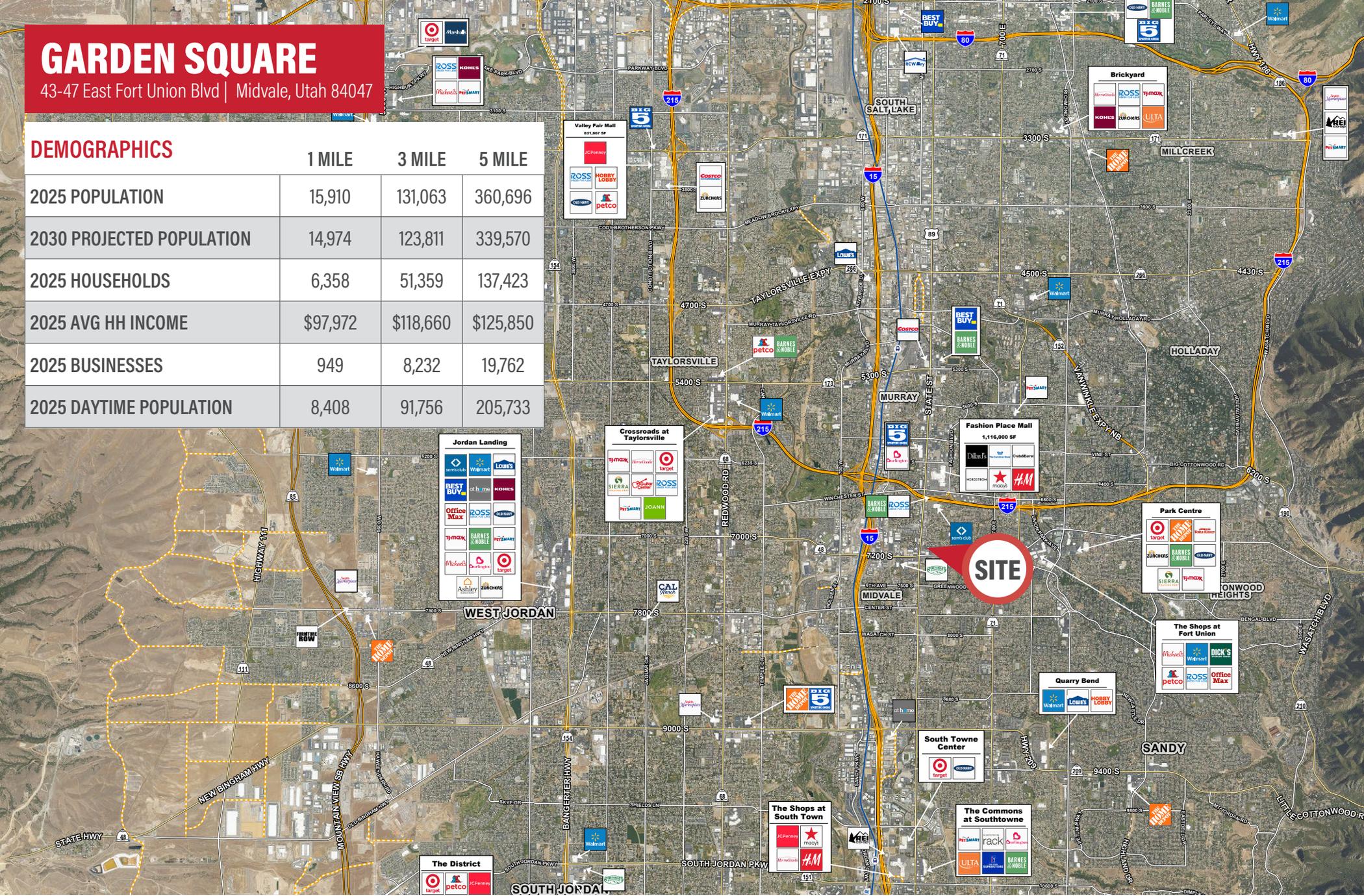


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## DEMOGRAPHICS

|                           | 1 MILE   | 3 MILE    | 5 MILE    |
|---------------------------|----------|-----------|-----------|
| 2025 POPULATION           | 15,910   | 131,063   | 360,696   |
| 2030 PROJECTED POPULATION | 14,974   | 123,811   | 339,570   |
| 2025 HOUSEHOLDS           | 6,358    | 51,359    | 137,423   |
| 2025 AVG HH INCOME        | \$97,972 | \$118,660 | \$125,850 |
| 2025 BUSINESSES           | 949      | 8,232     | 19,762    |
| 2025 DAYTIME POPULATION   | 8,408    | 91,756    | 205,733   |



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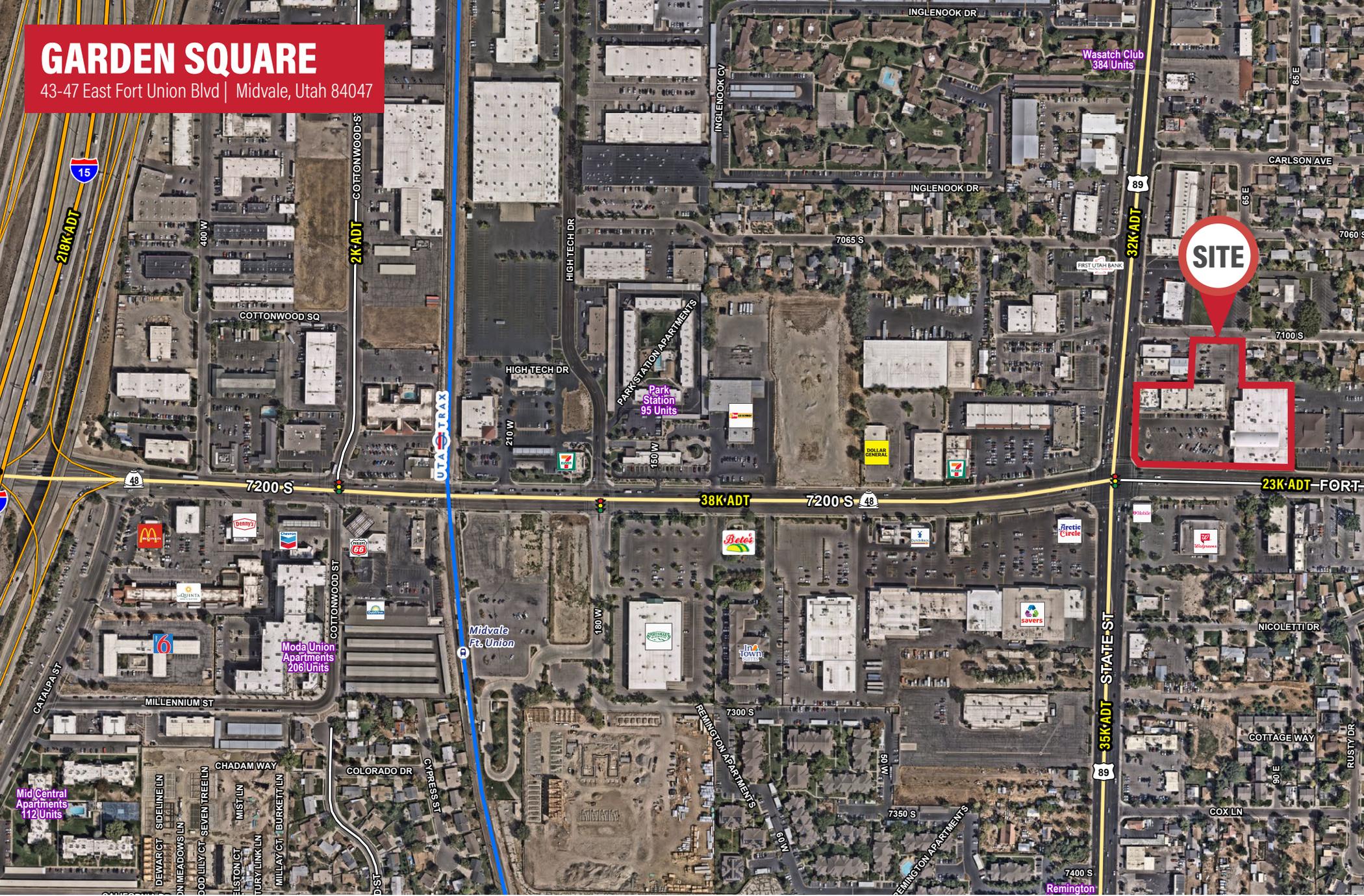
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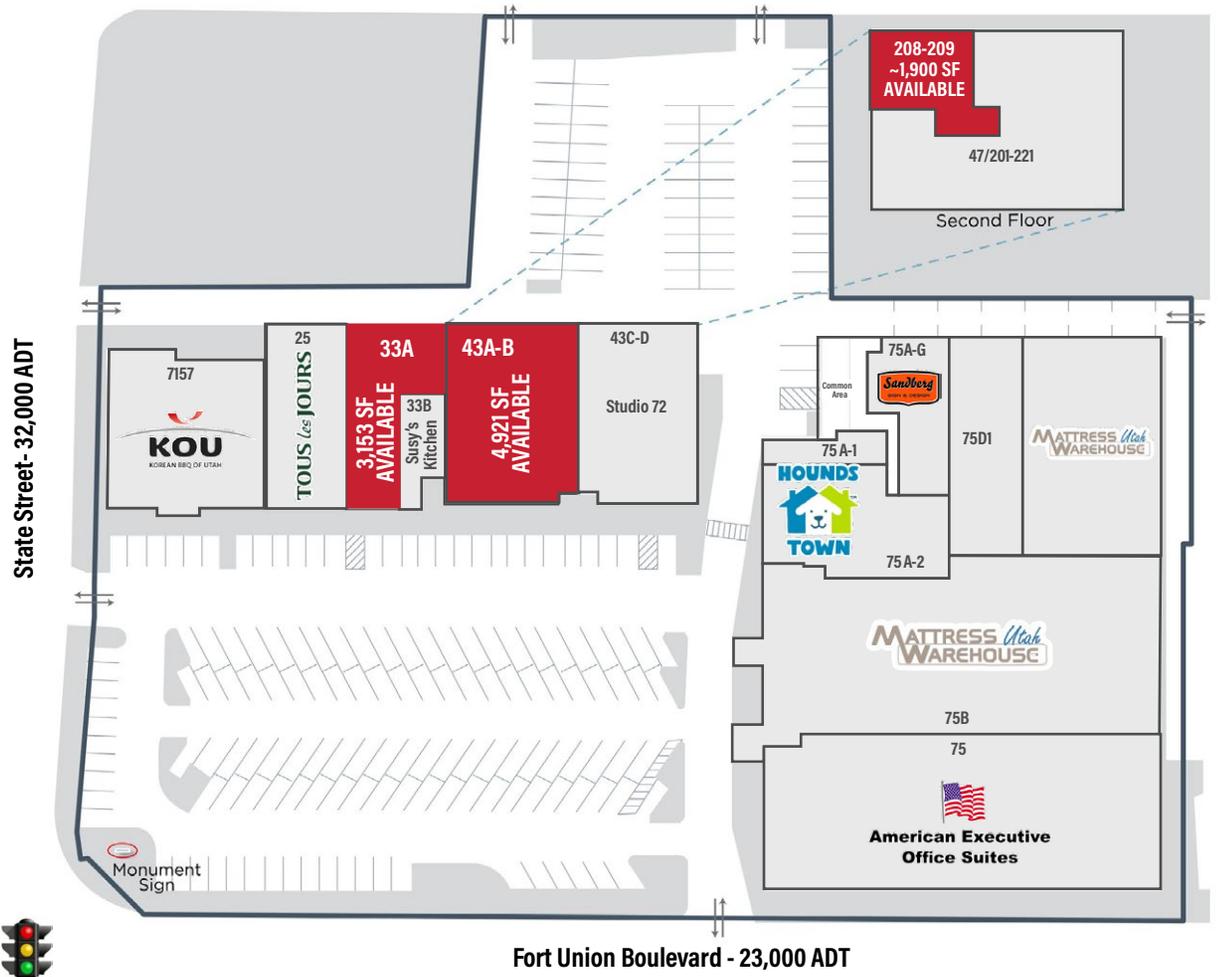


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