

# RETAIL FOR LEASE

## WEST HAVEN RETAIL PAD

~4185 South Midland Dr | West Haven, Utah 84401

OPENS OCT. 2026



### Property Highlights

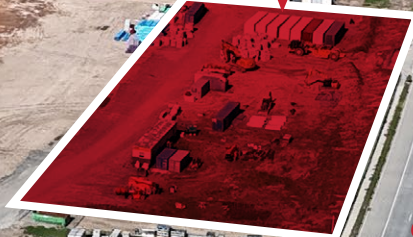
- Size: 1,200 - 8,500 SF Available
- Price: \$44 to \$52 PSF / NNNs: \$7
- Drive Thru Space Available
- Anchored by New Walmart Opening 2026

JOE MILLS  
801.930.6755

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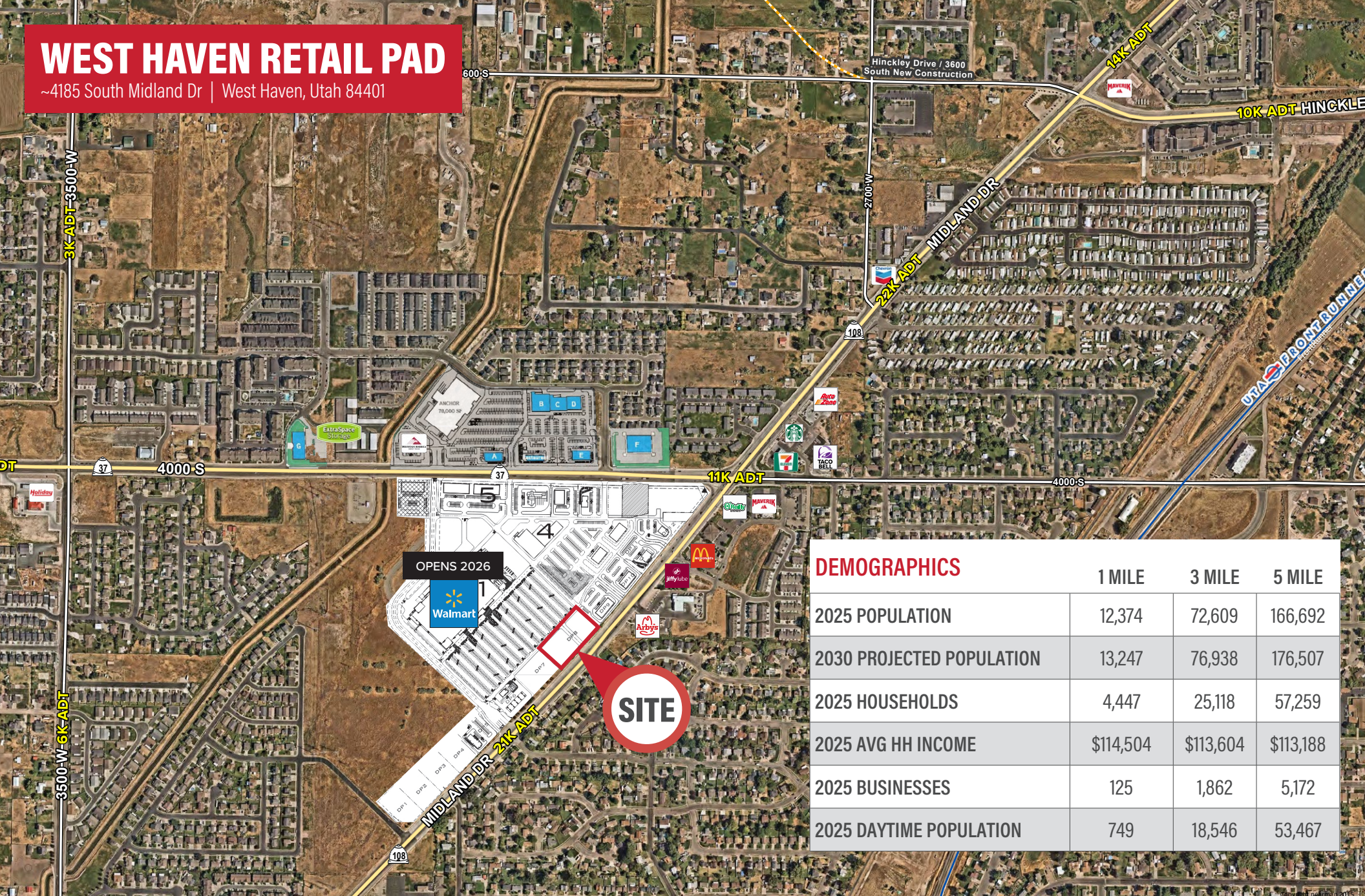
4000 SOUTH 11,000 ADT

MIDLAND DR 21,000 ADT



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	12,374	72,609	166,692
2030 PROJECTED POPULATION	13,247	76,938	176,507
2025 HOUSEHOLDS	4,447	25,118	57,259
2025 AVG HH INCOME	\$114,504	\$113,604	\$113,188
2025 BUSINESSES	125	1,862	5,172
2025 DAYTIME POPULATION	749	18,546	53,467

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PARTNER **XTEAM**  
RETAIL ADVISORS



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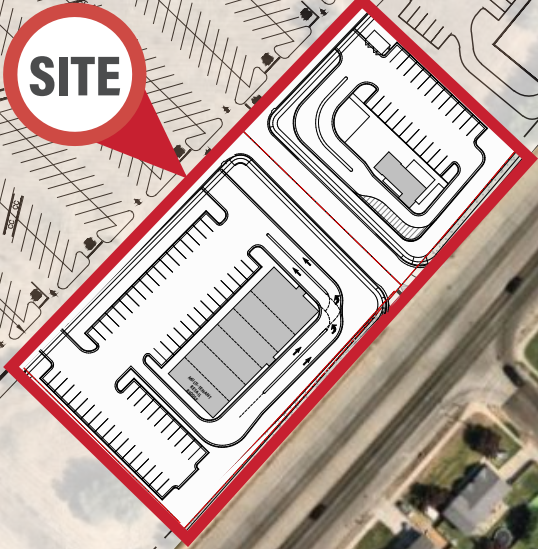
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OPENS 2026



MIDLAND DR 21,000 ADT

WASH FACTORY



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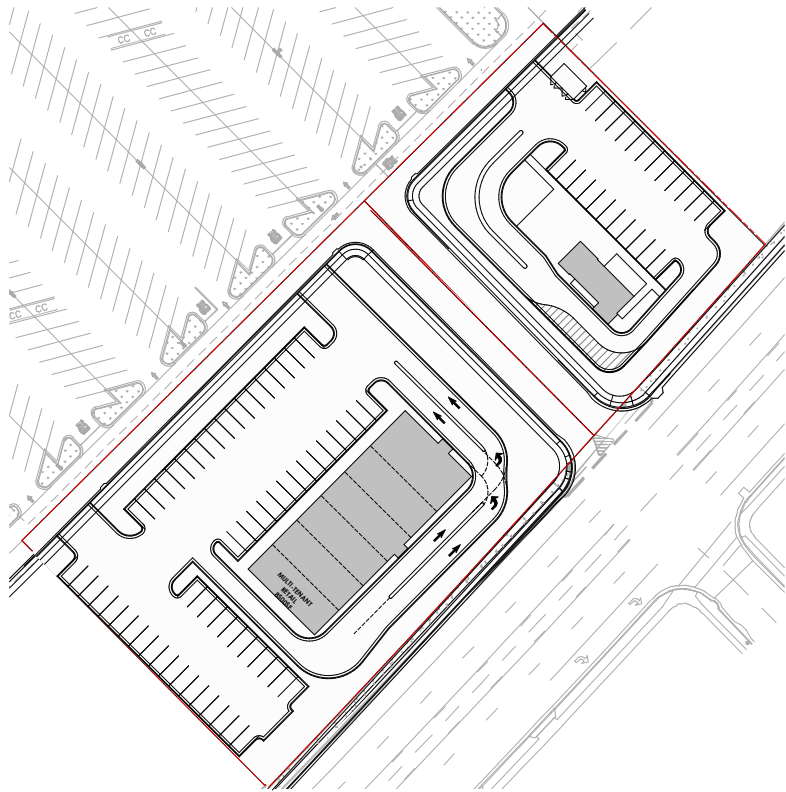


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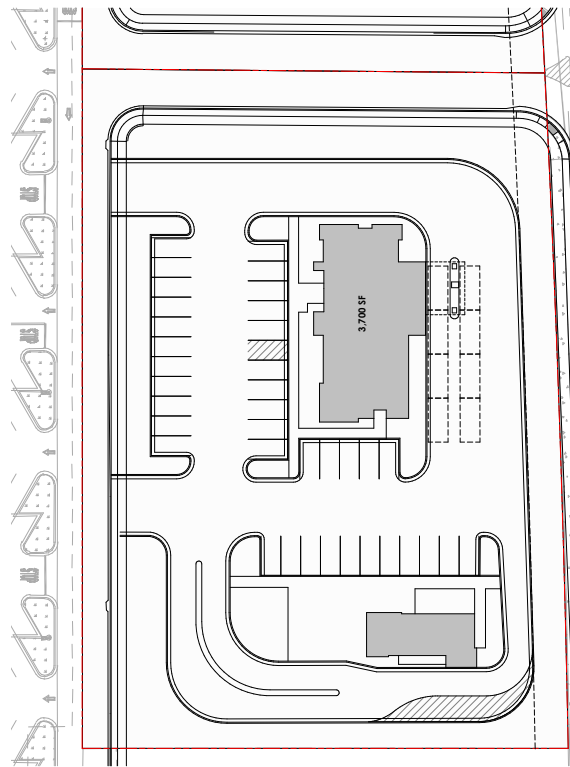
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## CONCEPTUAL SITE PLAN OPTIONS

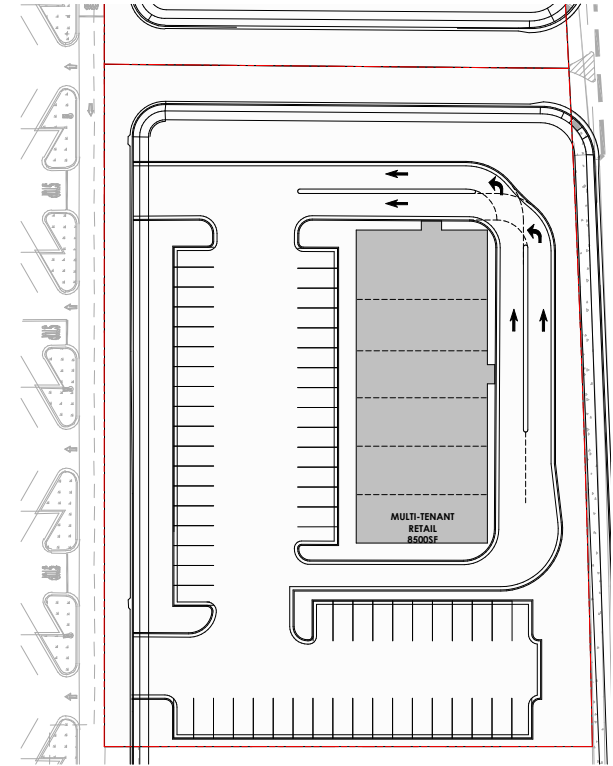
OVERALL



BANK & DRIVE-THRU



MULTI-TENANT W/DRIVE-THRU



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