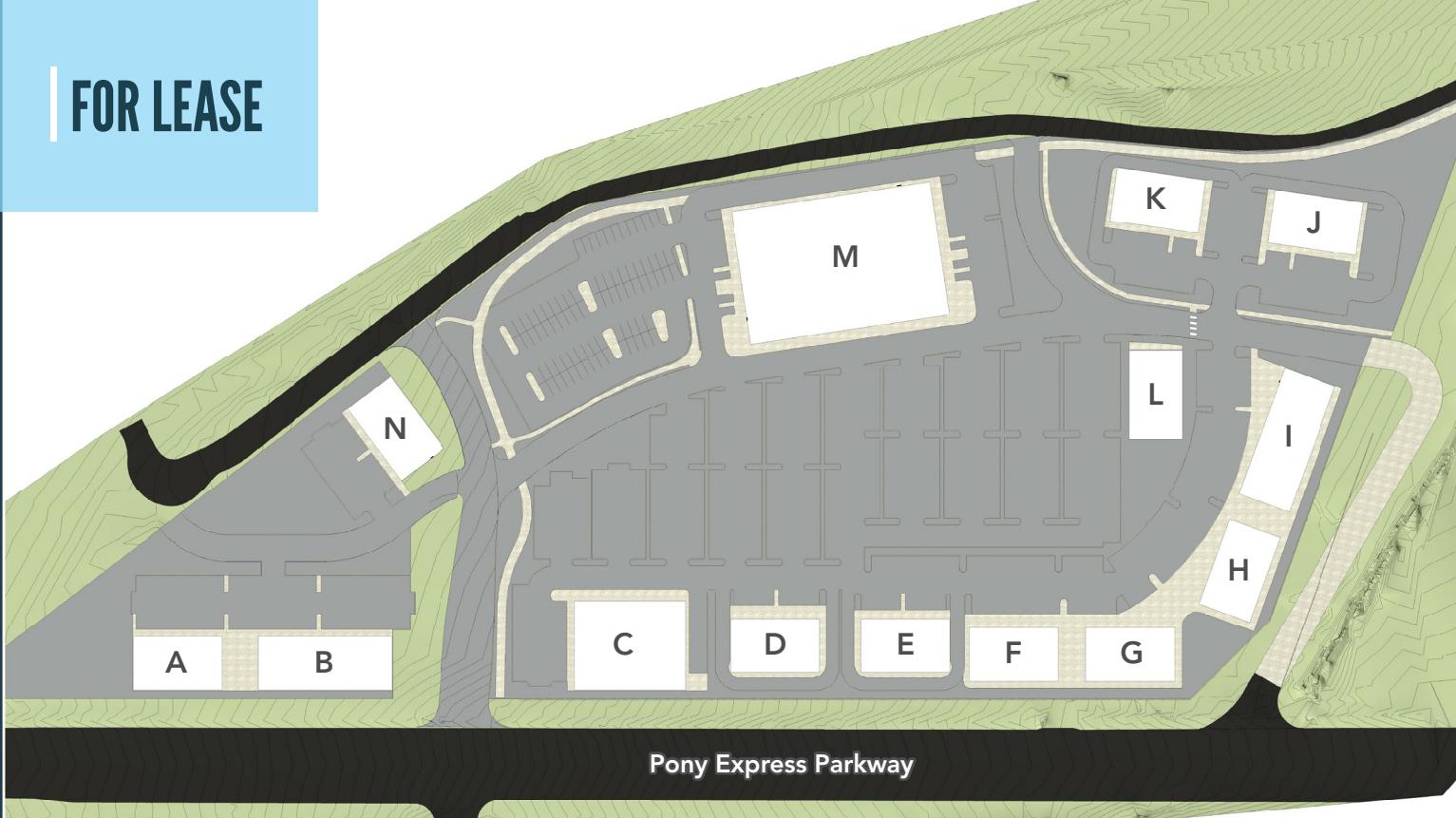


FOR LEASE



## PROPERTY DETAILS

1300 WEST PONY EXPRESS PARKWAY  
SARATOGA SPRINGS, UTAH 84045

- Proposed development project by Unified Business Alliance
- A great mix of retail users
- Up to 60,000 SF retail building
  - » Ideal for grocery
- Multiple drive-thru retail buildings
- Five retail buildings with sizes ranging from 5,400 up to 20,400 SF
- Build to suit construction
- Frontage views
- Limited space remaining in phase 1
- Contact agent for pricing

## 2024 DEMOS

### EST. POPULATION

1 MILE » 11,741  
3 MILE » 61,310  
5 MILE » 113,512

### EST. HOUSEHOLDS

1 MILE » 2,863  
3 MILE » 15,126  
5 MILE » 28,543

### EST. AVERAGE HH INCOME

1 MILE » \$97,489  
3 MILE » \$120,407  
5 MILE » \$129,190

**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

MW

**SCOTT BRADY**

sbrady@mwcrc.com  
direct 801.456.88004  
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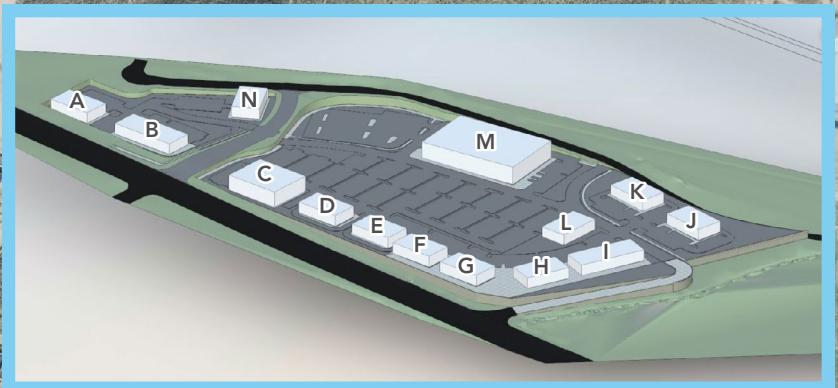
**JOHN STERTZER**

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