



**Outlets**  
at TRAVERSE MOUNTAIN

**The Terrace**

**K**  
THE RIDGE

**H** Holy Cross  
Mountain Point

9 Parcels  
8.258 acres

TIMPANOGOS HWY

RIDGE DRIVE

DIGITAL DRIVE

TRIUMPH BLVD

15

208,000 ADT

**RARE EAST SIDE RETAIL LAND WITH DIRECT FREEWAY ACCESS | FOR SALE**

# The Ridge Retail Land

Ridge Drive & Triumph Blvd (SEC), Lehi, Utah 84043

**John Petersen**  
Owner/Agent  
+1 801 209 8805  
john.petersen@colliers.com

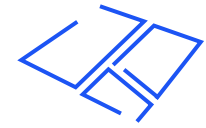


# Rare East Side Retail Land For Sale with Direct Freeway Access

## Highlights

- **8.258 acres (359,718 ft)**
- **Bulk Pricing is \$9,892,245**
- Individual Pads are available (call for pricing)
- Perfect for Restaurants, banks, credit unions, in line retail
- In the Heart of Silicon Slopes
- Proximity to Holy Cross Mountain Point Hospital and multiple shopping centers with amenities

#	Parcel ID	Acres
1	11-032-0617	1.842
2	51-767-0005	1.0012
3	51-767-0004	1.03
4	51-767-0003	0.48
5	51-767-0002	0.76
6	51-767-0001	0.69
7*	45-609-0018	0.39
8*	45-609-0017	0.76
9	45-609-0010	1.3059



TOTAL  
**8.258**  
ACRES

\* Pads 7 and 8 must be purchased together





## Neighborhood

Located within the heart of Lehi's rapidly expanding Silicon Slopes corridor, retail land near The Ridge Shopping Center offers a premier opportunity to capture exceptional residential, office, and commuter-driven growth. The property features immediate access to I-15 and Highway 92 and is positioned adjacent to Holy Cross Mountain Point Hospital, placing it at the center of one of Utah County's strongest growth corridors.

The site benefits from outstanding regional connectivity, strong daily traffic counts, and proximity to major employers, expanding rooftops, and destination retail including Outlets at Traverse Mountain. Planned future phases featuring additional retail, restaurants, and multifamily development further reinforce the area's long-term momentum, creating an ideal environment for retailers, restaurants, and service-oriented users seeking high visibility within one of Utah's most dynamic growth corridors.

## Demographics



2025  
population

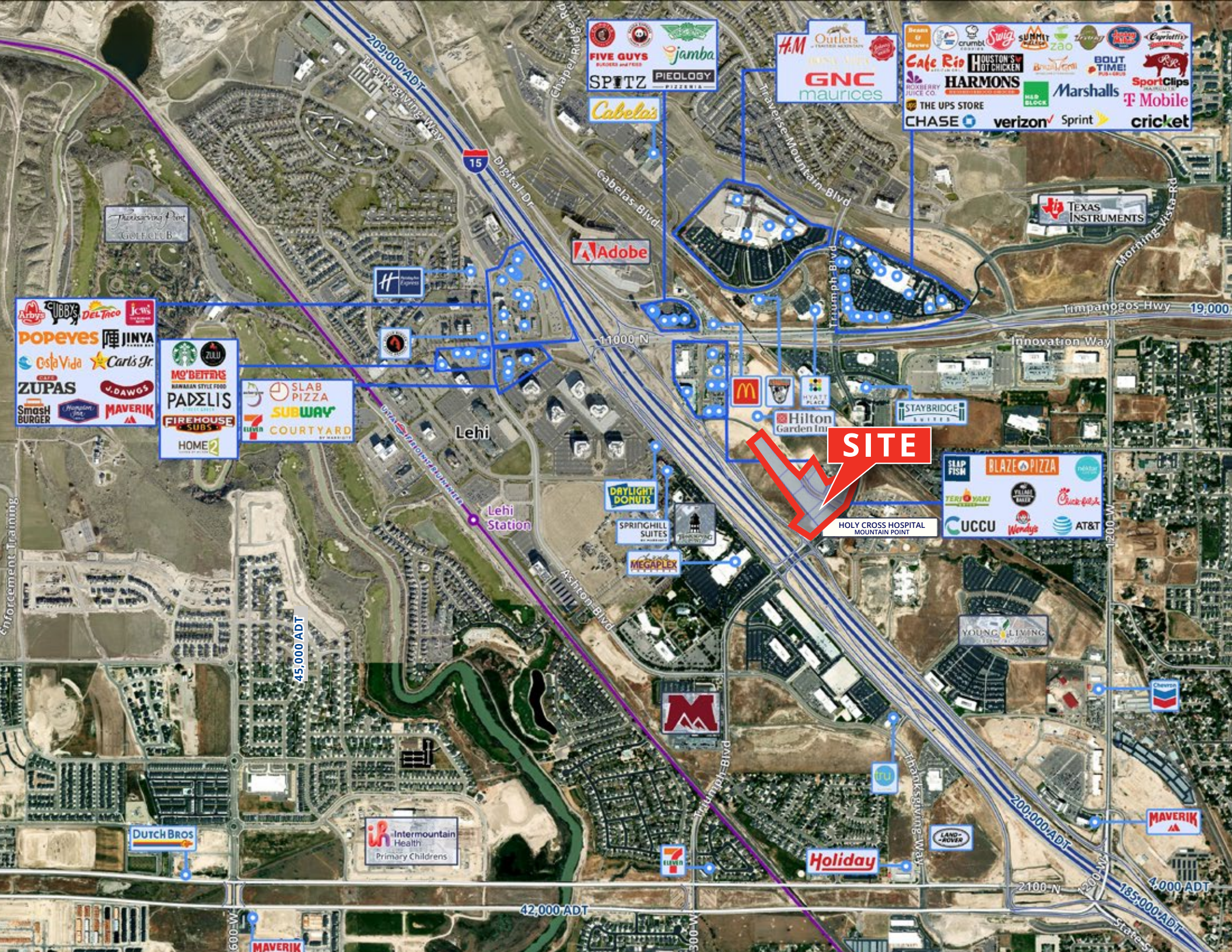
90,780



2025 Average  
Household Income

\$163,175





209,000 ADT  
Thanksiving Way

15  
Digital Dr

Chapel Rd

Cabelas Blvd

Traverse Mountain Blvd  
Triumph Blvd

19,000  
Timpanogos Hwy

Innovation Way

11,000 N

Lehi

Lehi Station

**SITE**

HOLY CROSS HOSPITAL  
MOUNTAIN POINT

Ashton Blvd

45,000 ADT

11,000 W  
Maverik Blvd

12,000 W  
Thanksiving Way

200,000 ADT

2,100 N

12,000 W

4,000 ADT

42,000 ADT

16,000 W

13,000 W

185,000 ADT  
States St

Popeyes  
 JINYA  
 Costa Vida  
 Carl's Jr.  
 ZUPAS  
 Smash Burger  
 J. DAWOS  
 MAVERIK  
 MO' BETTIE'S  
 HAWAIIAN STYLE FOOD  
 PADELIS  
 FIREHOUSE SUBS  
 HOME2

SLAB PIZZA  
 SUBWAY  
 7 COURT YARD

FIVE GUYS  
 SPITZ  
 jamba  
 PIEOLOGY  
 Cabelas

H.M. Outlets  
 GNC  
 maurices

Cafe Rio  
 HARMONS  
 THE UPS STORE  
 CHASE  
 verizon  
 Sprint  
 cricket  
 Houston's Hot Chicken  
 BOUT TIME!  
 Sport Clips  
 T Mobile  
 crickets

Adobe

McDonald's

Hilton Garden Inn

STAYBRIDGE SUITES

DAYLIGHT DONUTS

SPRINGHILL SUITES

MEGAPLEX

SLAB FISH

BLAZE PIZZA

TERI YAKI

CUCCU

Wendy's

AT&T

Dutch Bros

Intermountain Health  
Primary Childrens

7 ELEVEN

Holiday

LAND-ROVER

MAVERIK

MAVERIK



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2100 Pleasant Grove Blvd. | Suite 200

Pleasant Grove, UT 84062

Main: +1 801 610 1300

[colliers.com](http://colliers.com)

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