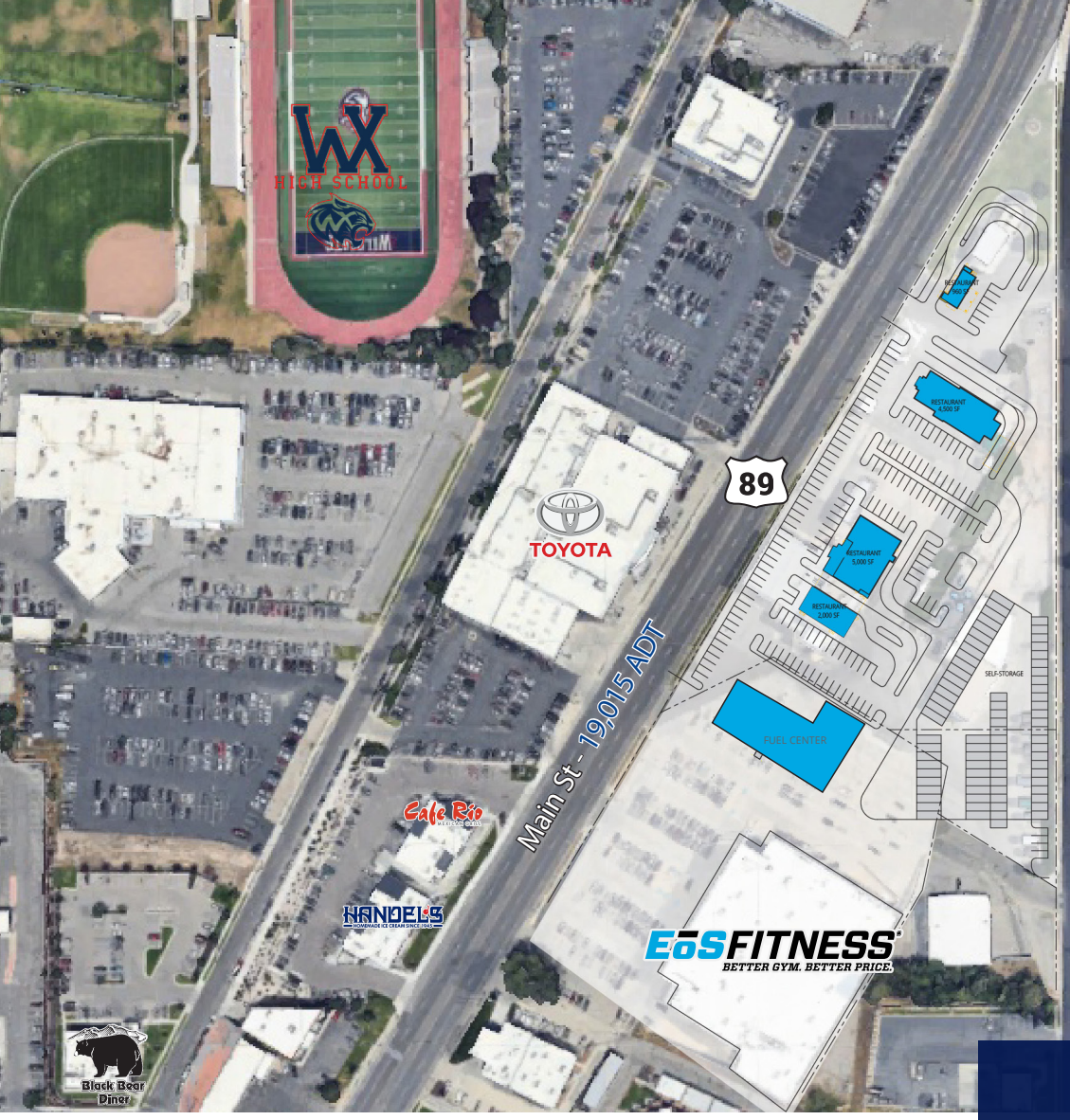

Colliers

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

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Retail Pads | For Lease

Conceptual Site Plan

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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