

# RETAIL FOR LEASE

## FORT UNION SQUARE

2242-2250 East Fort Union Blvd | Cottonwood Heights, Utah 84121

### Property Highlights

- Sizes: 1,200 to 2,400 SF
- Quietly Marketed (Do Not Disturb Business)
- Lease Rate: Contact Agent
- NNNs: \$7.50 PSF
- Retail Synergy with Fort Union Area and Co-Tenancy
- Access & Visibility from Fort Union Blvd
- Ample Parking



TANNER OLSON  
801.930.6752

tolson@legendcommercial.com

CHLOE CYPERS  
801.644.6299

ccypers@legendcommercial.com

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[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS



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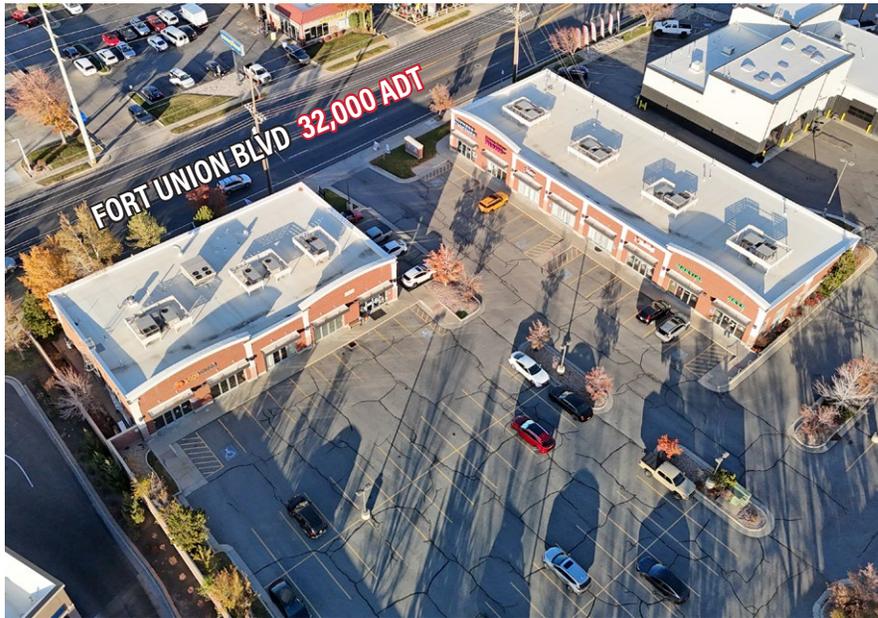


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## DEMOGRAPHICS

|                           | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION           | 13,910    | 44,057    | 96,281    |
| 2030 PROJECTED POPULATION | 12,828    | 40,459    | 89,008    |
| 2025 HOUSEHOLDS           | 5,421     | 17,388    | 37,574    |
| 2025 AVG HH INCOME        | \$164,271 | \$165,482 | \$157,699 |
| 2025 BUSINESSES           | 872       | 3,103     | 5,500     |
| 2025 DAYTIME POPULATION   | 5,018     | 26,392    | 44,691    |



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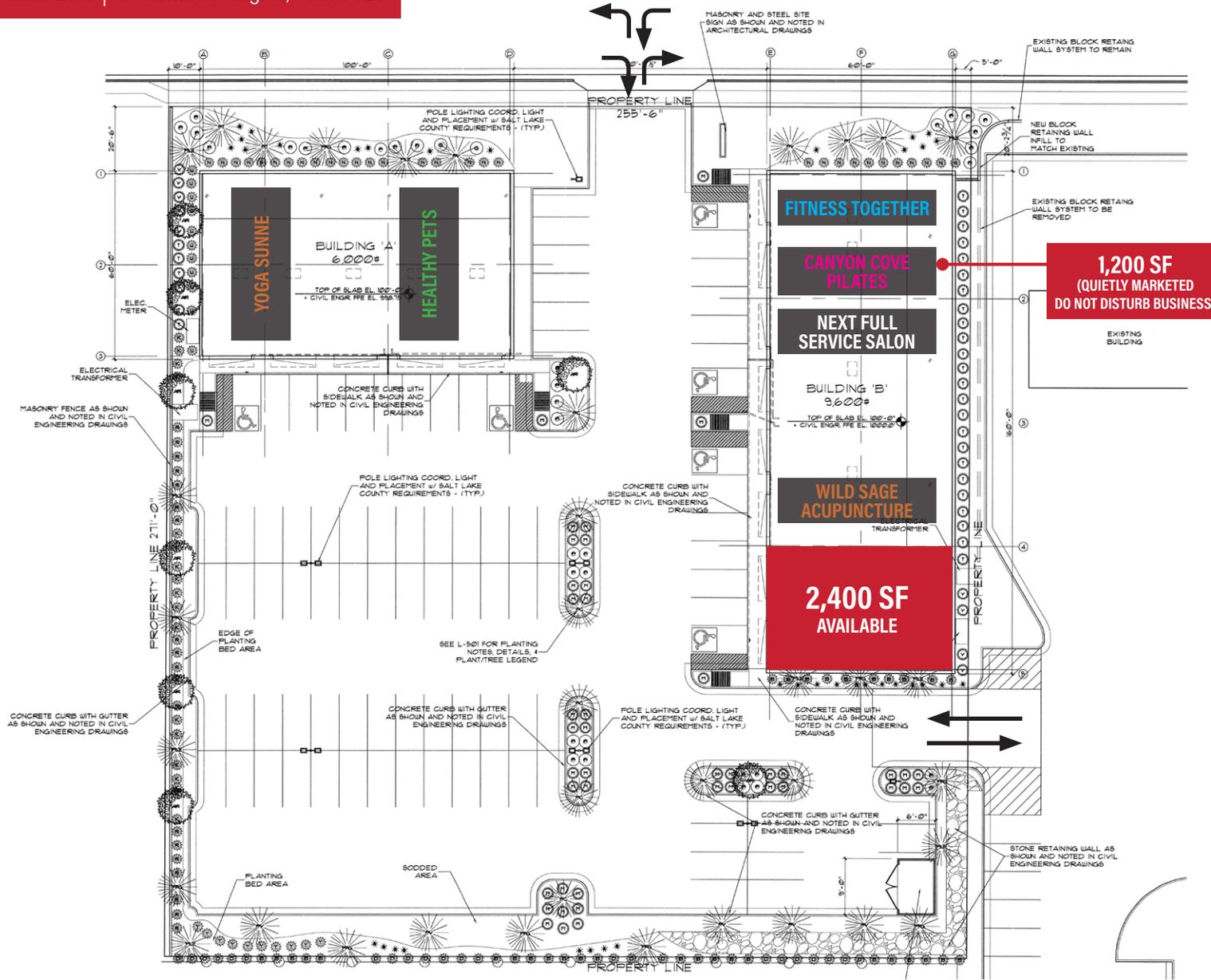
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FORT UNION BLVD 32,000 ADT



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