

# RETAIL/FLEX FOR LEASE

## TRAIL CROSSING RETAIL/FLEX UNITS

11800 South & Trail Crossing Dr (NWC) · South Jordan, Utah 84095

### Property Highlights

- Rare Daybreak/Herriman Site
- Sizes: 2,000 SF For Lease
- Lease Rate: Starting at \$20 PSF + \$4.50 PSF NNN Fees
- Grey Shell Delivery
- Clear Height: 19'
- Power: 200 Amp 3 Phase
- GL Door: 12'X12' Per Unit
- Unit Dimensions: 25' W X 80' D (2,000 SF)
- Shadow Anchored by Smith's Marketplace



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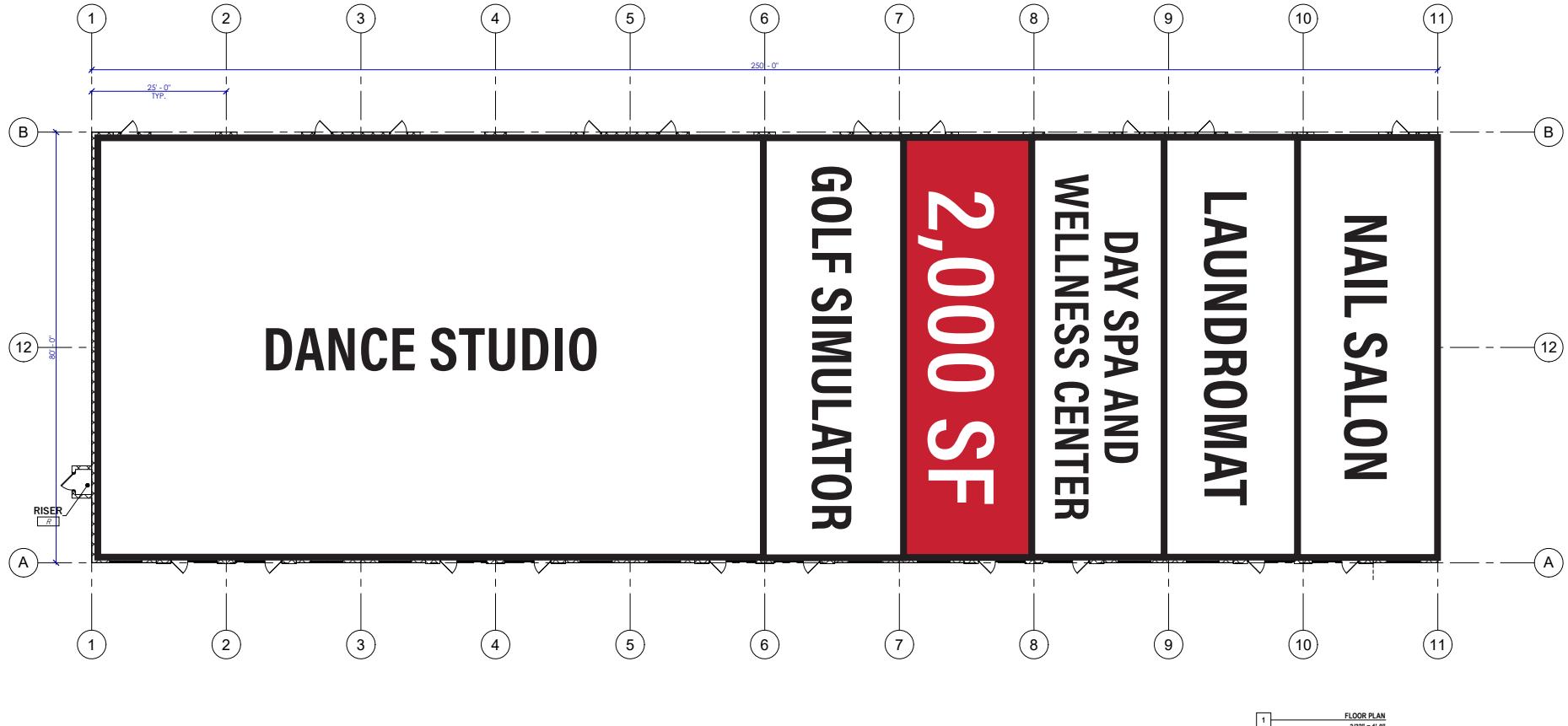
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## DEMOGRAPHICS

|                           | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION           | 19,734    | 104,432   | 223,745   |
| 2030 PROJECTED POPULATION | 19,711    | 105,950   | 225,727   |
| 2025 HOUSEHOLDS           | 6,605     | 31,500    | 67,152    |
| 2025 AVG HH INCOME        | \$134,665 | \$161,696 | \$156,857 |
| 2025 BUSINESSES           | 310       | 2,366     | 5,555     |
| 2025 DAYTIME POPULATION   | 1,516     | 16,620    | 40,755    |



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