

# 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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PARTNER **XTEAM**  
RETAIL ADVISORS





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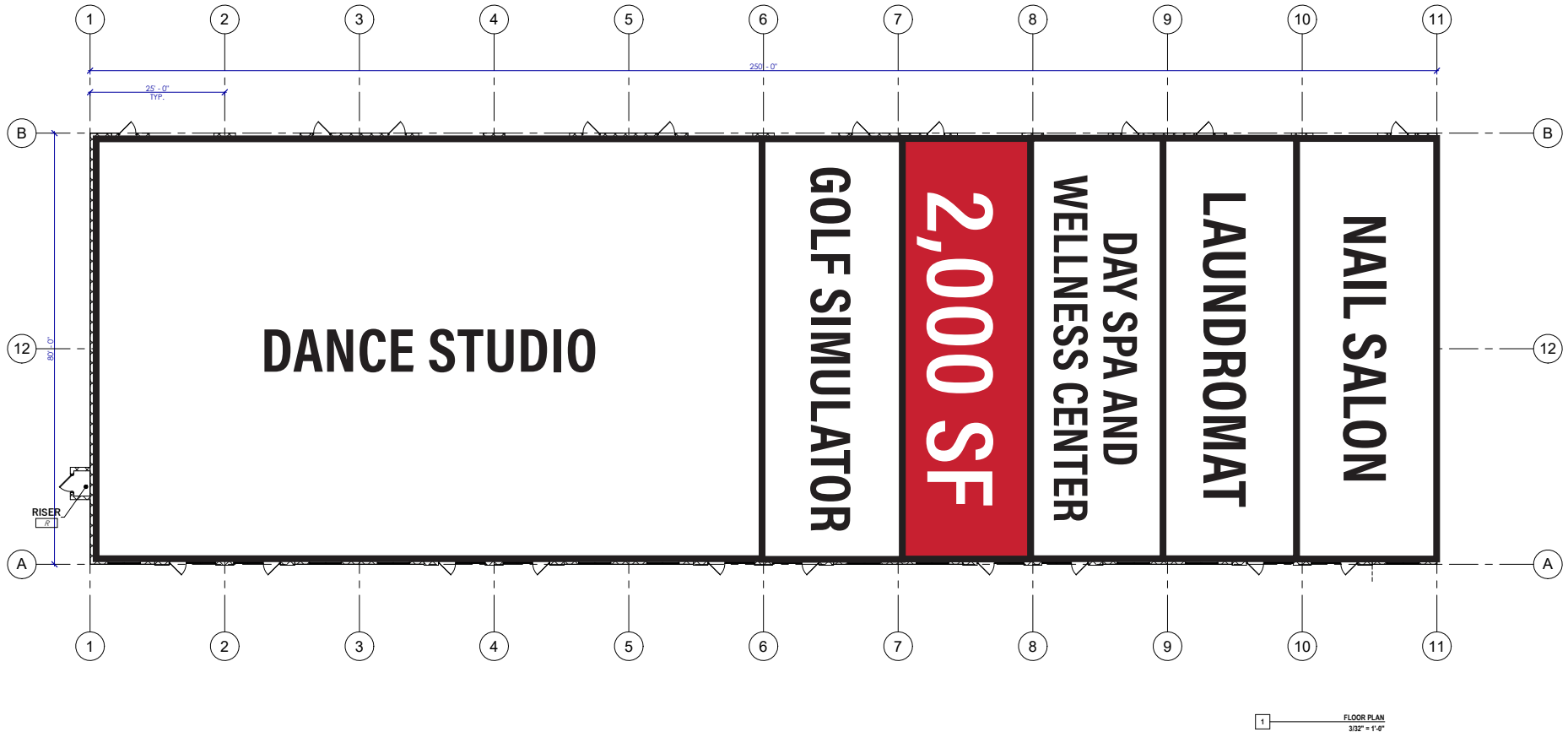
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## DEMOGRAPHICS

	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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