



- 1 **HOBBY LOBBY**
 - 2 **SIERRA**
 - 3 **TJ-MAXX**
 - 4 **ROSS**
DRESS FOR LESS
 - 5 Bath & Body Works
 - 6 **five BELOW**
 - 7 **ULTA**
 - 8 **12,719 SF**
- NOW OPEN

- NOW OPEN
- chijis
 - Shopko Optical
 - WING STOP
 - CHIPOTE MEXICAN GRILL



LEASE NEGOTIATIONS



AVAILABLE
2,000 - 2,500
SF

MAIN STREET | 30,000 ADT



1000 NORTH | 4,800 ADT

*587 Parking Stalls

PHASE 2
PRE-LEASING NOW

Founder's P o i n t e

1000 N. & Main St. (SWC) | Tooele, Utah

- Hobby Lobby, TJ Maxx & Five Below - **NOW OPEN**
- 1,500 - 22,000 SF Available
- Located on the North end of Tooele's retail corridor
- Great exposure along Main Street (30,000 ADT)
- 30 miles west of Salt Lake City
- Projected population growth of Tooele County is 9.3% over the next 5 years (2025 - 2030)
- 95,124+ people live in Tooele County by 2030

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Founder's Pointe

Anchor, Mid Box, Pad & Shop Space
1,500 - 22,000 SF



Tooele County, Utah

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

Demographics

By 2030 Tooele County will have an estimated a population of 85,153 people with a median age of 32.2 and a median household income of \$100,184.

Between 2025 and 2030 the population is expected to grow by nearly 10,000 people, a 11% increase, or 2.2% per year.

The median property value in Tooele County is \$453,046, and the homeownership rate is 83.5%. Most people commute by driving alone, and the average commute time is 37 minutes.

Median Age is

32.2

in Tooele County

Projected population growth

11%

over the next 5 years
(2025-2030)

Population Demographics (2030)



+95.1k

Population



+29.5k

Households



3.23

Average Household Size

Income Factors (2025)



\$100k

Median Household Income



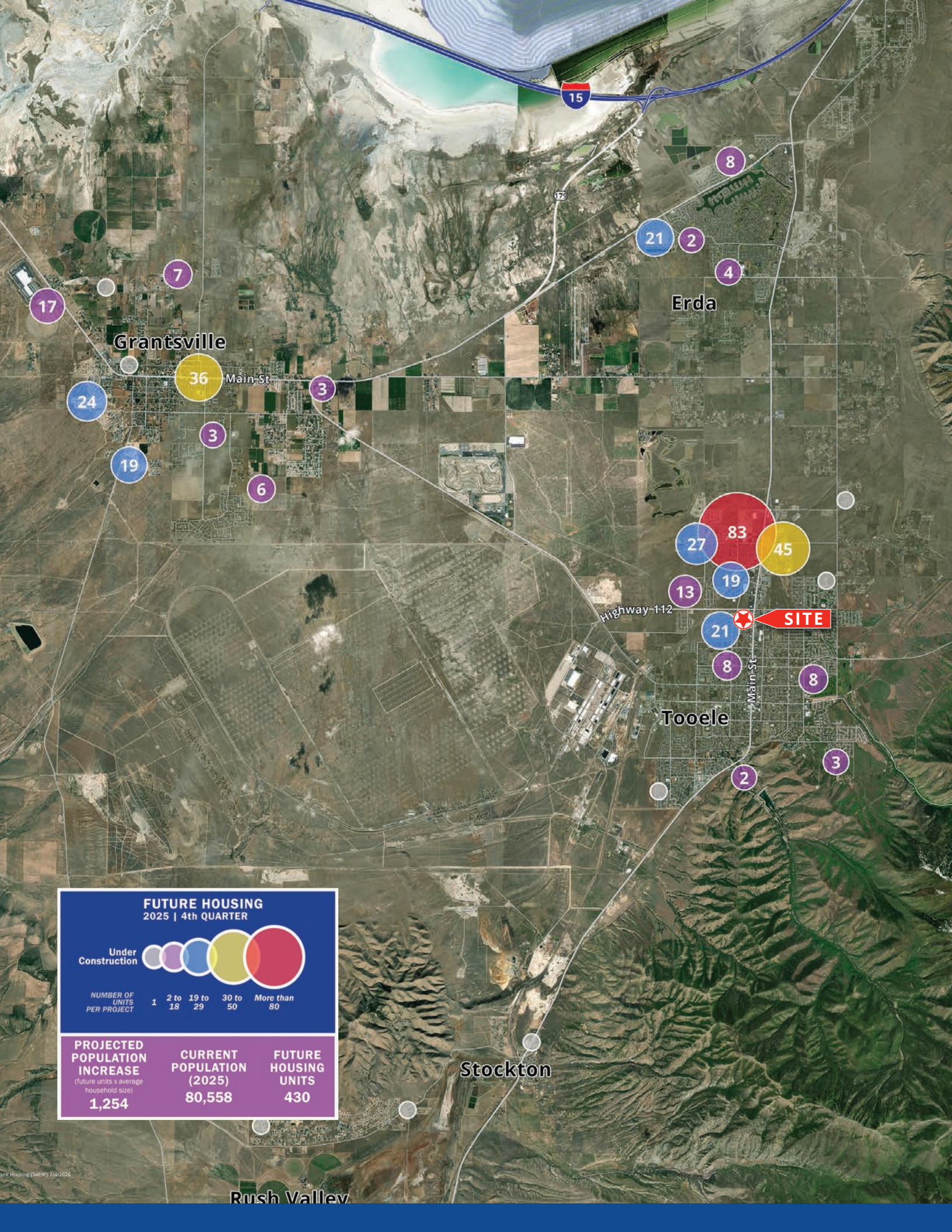
\$119k

Average Household Income

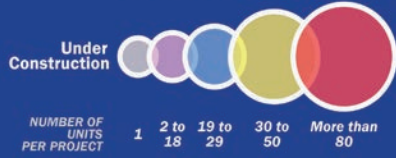


\$36.7k

Per Capita Income



FUTURE HOUSING
2025 | 4th QUARTER



PROJECTED POPULATION INCREASE <small>(future units x average household size)</small>	CURRENT POPULATION (2025)	FUTURE HOUSING UNITS
1,254	80,558	430



Retail | For Lease



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