

# RANCHES CROSSING

3593 E Ruby Ln, Eagle Mountain, UT 84005

Single Level Units Available Now!



Investment Realty  
ADVISORS

## ELLIOT ABEL

Associate Broker  
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*2,400 - 13,750 SF of Retail Space*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Welcome to Ranches Crossing, a brand new/to-be-built retail commercial property located in the booming Eagle Mountain retail neighborhood district. This development will feature roughly 25,600 sq ft of build to suit retail space, multiple configurations available, with exclusivity. The property features ample parking spots. Tenant improvements are flexible, and there is plenty of room for signage. Don't miss this opportunity to secure a prime location for your business. Average daily traffic on SR 73 is 11,000 Cars per day, and the average daily traffic along Pony Express is 18,000 Cars per day. This is a high traffic intersection in a rapidly growing market.

## LOCATION DESCRIPTION

Pad 1: Up to 13,750 Square feet of building space. Retail Strip Center with ample parking, this building pad can be demised into 2,000 SF Units.

Pad 2: Dedicated drive through opportunity. A 3,400 Square foot structure. High traffic drive through location with ample parking.

Pad 3: High traffic corner pad. Ideal pad for a restaurant user. Accepting LOI's. To date there is significant interest in this pad, inquire today.

## OFFERING SUMMARY

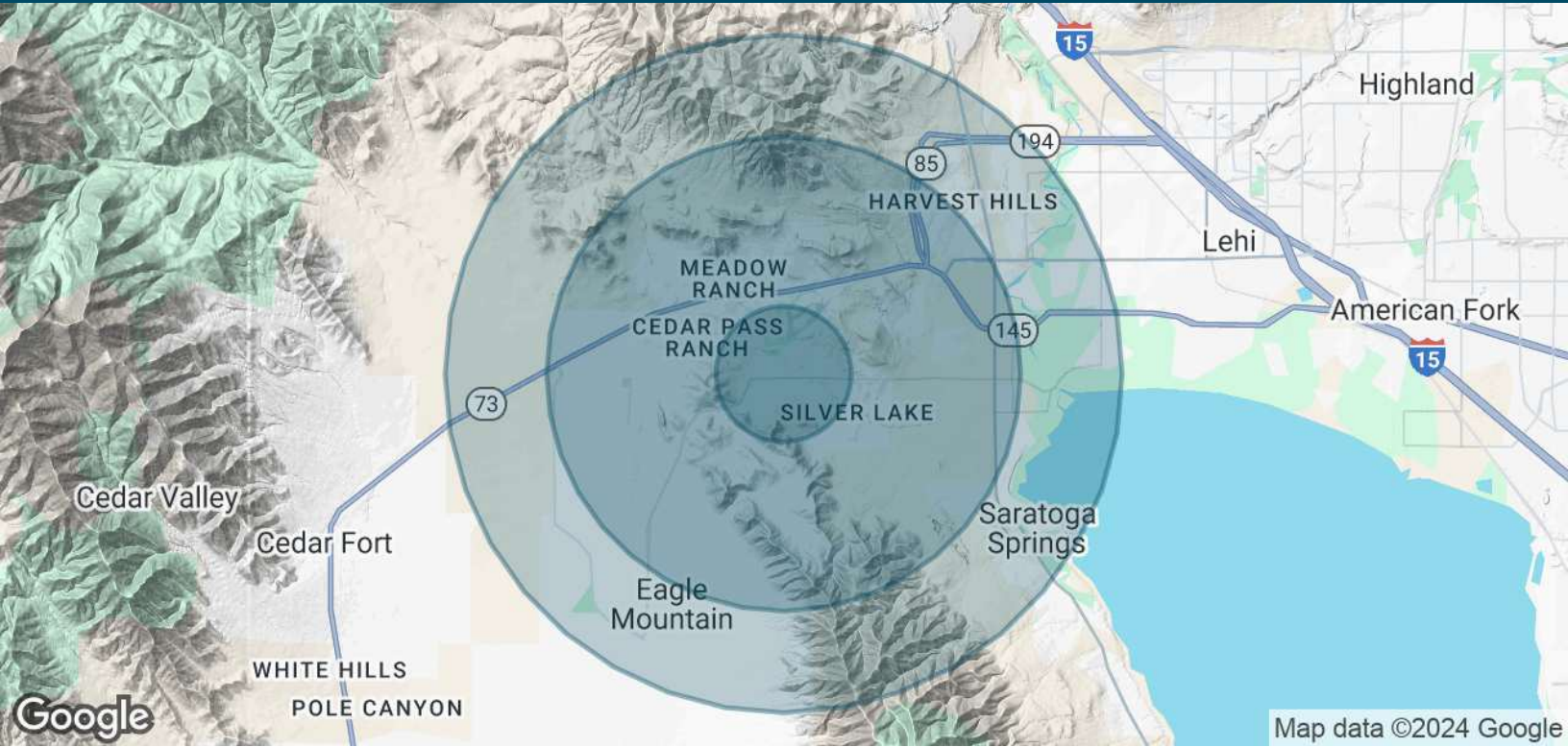
Lease Rate:	\$28 - \$40 SF/YR
Lease Type:	NNN - BTS
Number of Units:	3
Available SF:	2,400 - 13,750 SF
Lot Size:	3.74 Acres
Parking Ratio:	7/1,000
ADA Parking Stalls:	8
Total Parking Stalls:	178
ADA Compliant:	Yes
AADT:	18,000
Lease Term:	3-10+ years
Available Date:	Q1 2025



# SITE & AVAILABILITY



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3.5 MILES</b>	<b>5 MILES</b>
Total Population	10,899	40,426	63,115
Average Age	19.0	18.4	20.3
Average Age (Male)	18.6	18.9	20.1
Average Age (Female)	19.6	18.3	20.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3.5 MILES</b>	<b>5 MILES</b>
Total Households	2,528	9,331	15,345
# of Persons per HH	4.3	4.3	4.1
Average HH Income	\$90,371	\$94,074	\$98,008
Average House Value	\$321,475	\$341,278	\$348,577

2020 American Community Survey (ACS)



# LOCATION MAP



Google

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