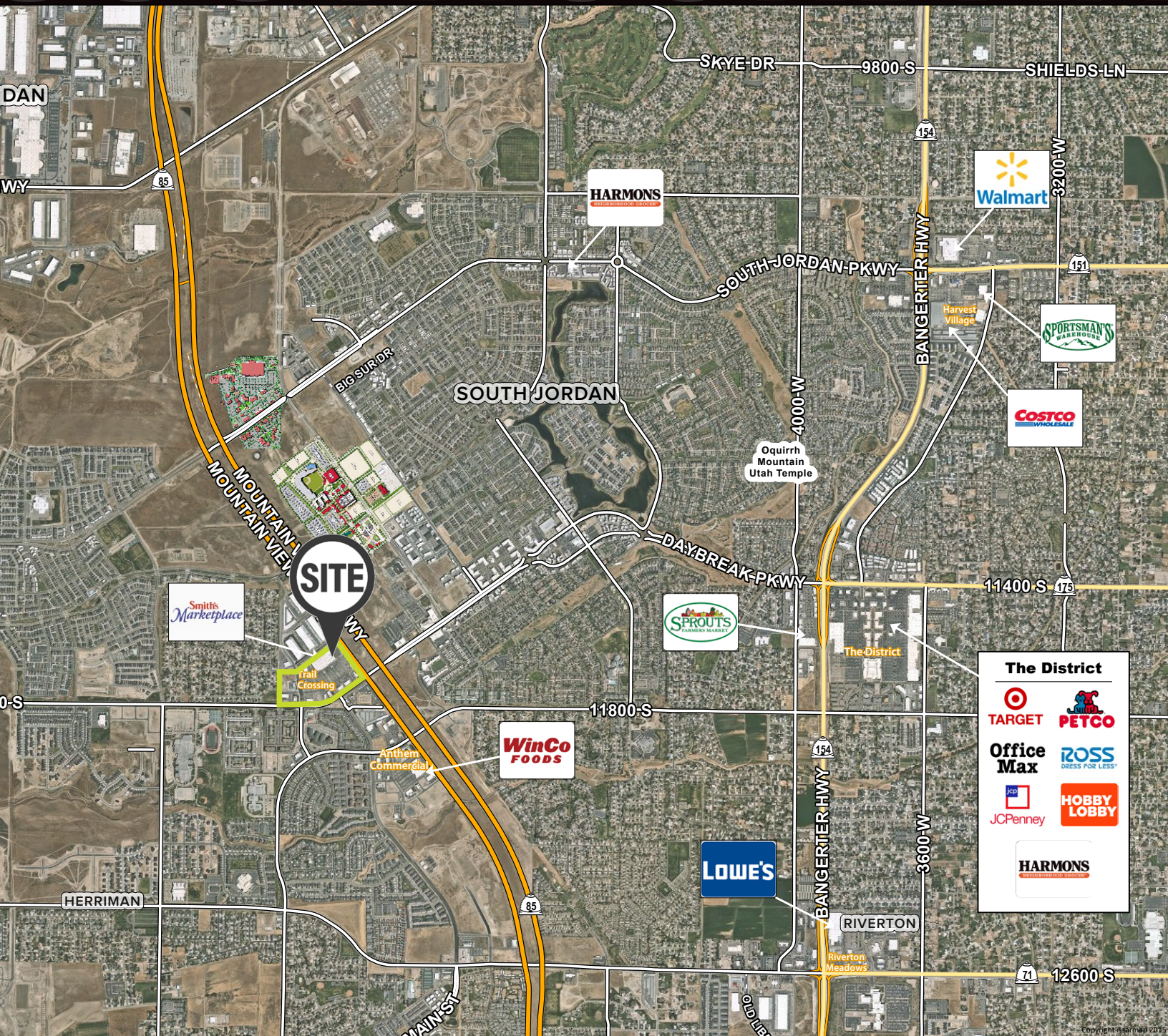


SOUTH JORDAN

LOCATION



TRAIL CROSSING SHOPPING CENTER

4700 Daybreak Pkwy • South Jordan, Utah 84095

HIGHLIGHTS

- AVAILABLE SPACES:
1,000 - 2,000 SF RETAIL
2,500 SF RESTAURANT WITH DRIVE-THRU
UP TO 20,000 SF FLEX SPACE
- NNN'S \$7 PSF | CONTACT AGENT FOR LEASE RATES
- ESTIMATED DELIVERY MARCH 2025
- DAYBREAK IS THE FASTEST GROWING MASTER PLANNED COMMUNITY IN UTAH, AND IS AT THE CORE THE FASTEST GROWING AREA IN SALT LAKE COUNTY
- LOCATED NEAR UNIVERSITY OF UTAH SOUTH JORDAN HEALTH CENTER
- HERRIMAN HIGH SCHOOL LOCATED 0.5 MILES WEST OF SITE. APPROXIMATELY 2,300 STUDENTS
- OQUIRRH LAKE LOCATED 1.0 MILES EAST OF SITE
- CONVENIENTLY LOCATED ADJACENT TO NEW MOUNTAIN VIEW CORRIDOR INTERSECTION

TANNER OLSON
801.930.6752
tolson@legendcommercial.com

JOE MILLS
801.930.6755
jmills@legendcommercial.com

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	16,538	90,199	210,762
2029 PROJECTED POPULATION	16,280	87,320	203,198
2024 EST. DAYTIME POPULATION	1,387	15,990	39,900
2024 EST. AVG HH INCOME	\$128,955	\$156,798	\$153,184
2024 EST. HOUSEHOLDS	5,754	27,344	63,071
2024 EST. BUSINESSES	251	2,179	5,351

TRAFFIC

DAYBREAK PARKWAY
18,000 VEHICLES PER DAY

MOUNTAIN VIEW CORRIDOR
33,000 VEHICLES PER DAY



801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

DAYBREAK PARKWAY



 UNIVERSITY OF UTAH HEALTH CARE

 LOTUS PLANT ENERGY

 beddy's (bed-ease)

 ACE Hardware

 Smith's Marketplace

 SalonCentric

 dogtopia

SHADY STONE DR

20,000 SF FLEX SPACE

MONARCH VET

TRAIL CROSSING DRIVE

2,500 SF

2,000 SF

DANCE STUDIO 3,500 SF

MOUNTAIN VIEW CORRIDOR 33,000 ADT

DAYBREAK PARKWAY 18,000 ADT

DAYBREAK PARKWAY



DAYBREAK PARKWAY

HAPPY TERIYAKI

RESERVING TENDERS

WELLS FARGO

























































































































































































