

For Lease
Pointe @ 189

189 US-89 Suite C,
North Salt Lake, UT 84054



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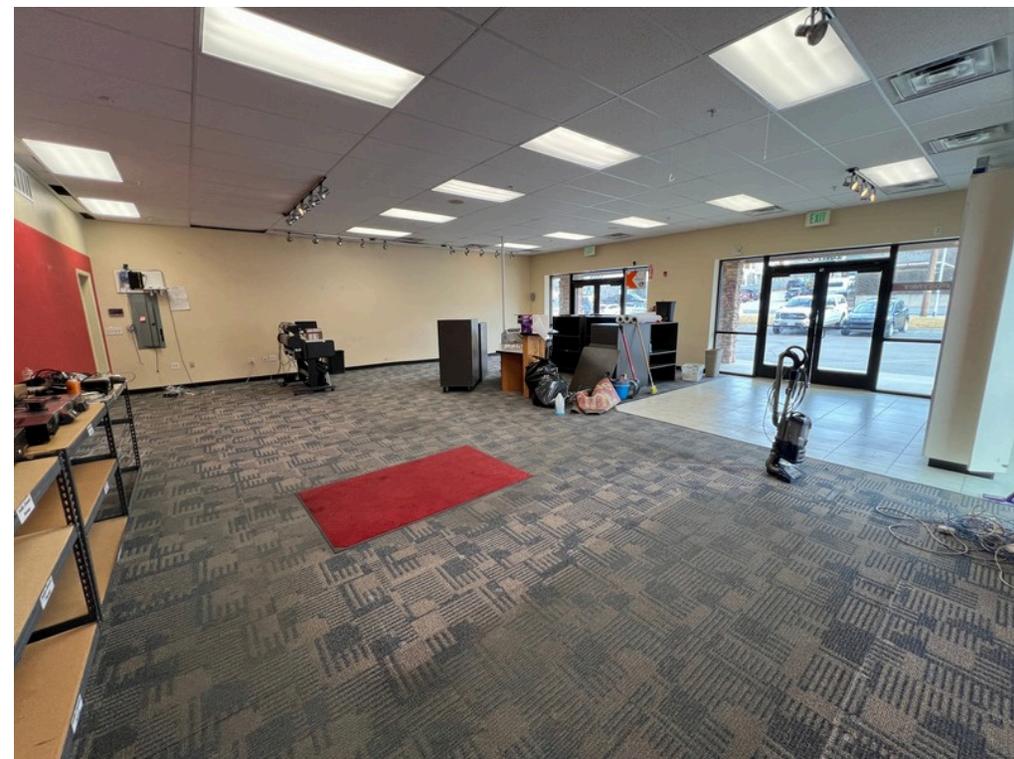
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Jones Lang LaSalle Brokerage, Inc.
Windermere Real Estate Utah

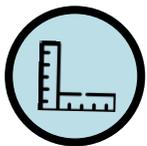
Retail Storefront
~1,200 SF Available

Highlights

- Flexible Use: ±1,200 SF retail storefront suitable for boutique retail, service retail, café, or quick-serve restaurant. Existing grease trap in place for food users.
- Tenant Improvements: TI allowance negotiable based on lease term and tenant qualifications.
- Signage Opportunity
- Strong Visibility: Prominent frontage on US-89 with consistent daily traffic and excellent customer recognition.
- Convenient Access: Minutes from I-15 and Legacy Parkway allowing easy access throughout North Salt Lake, Bountiful, and surrounding Davis County.
- Established Customer Base: Surrounded by nearby residential communities supporting daily-needs retail, food, and personal service uses.



Details



Size: ~1,200 SF
Suite C



Parking Ratio: 2/1,000



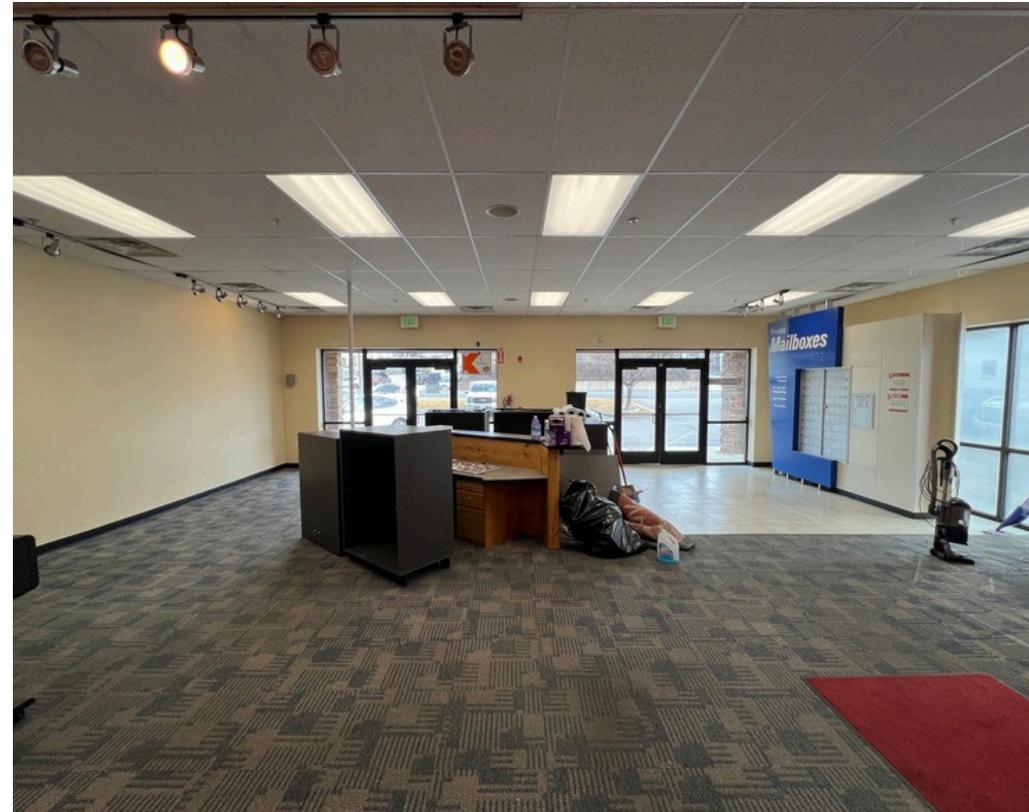
Availability: Immediate



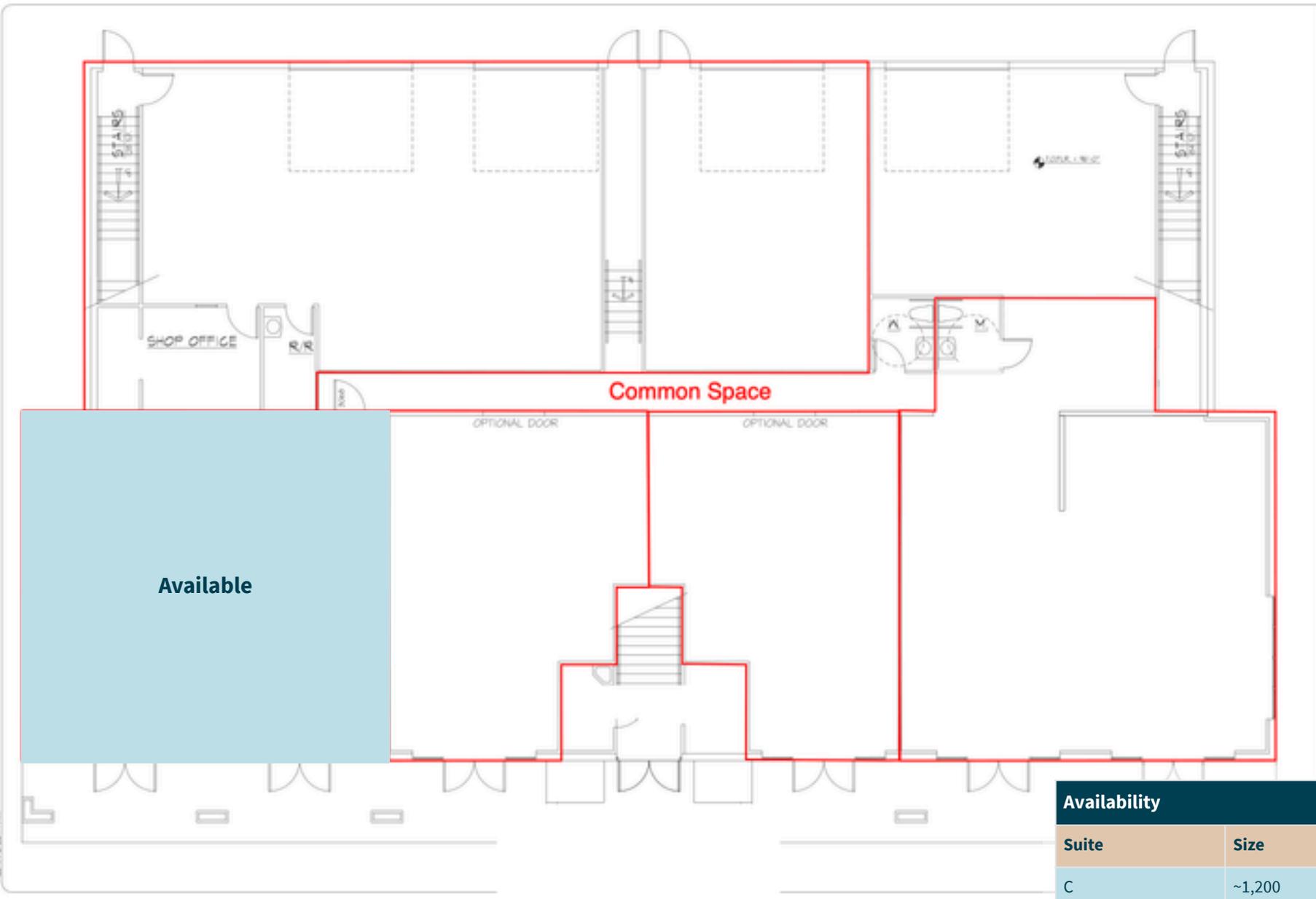
Building Type: Storefront Retail



Rate: \$22.00/SF/Yr - NNN



Site Plan



Availability	
Suite	Size
C	~1,200

Trade Area



ZIONS BANK
KeyBank
KNEADERS BAKERY & CAFE
BURT BROTHERS TIRE & SERVICE
Smith's
Wendy's
McDonald's

Site

NACHO HOUSE
State Farm
ATLANTIS BURGERS CHARBROIL

Sinclair
Quick Quack CAR WASH
Starbucks
FVZ DRINKS

INTERSTATE UTAH 15

Hatch Park Temporarily closed

89



Demographics

POPULATION
2 miles: 38,199
5 miles: 128,876

POP. GROWTH '25 -'29
2 miles: 1.1% ↑
5 miles: 0.9% ↑

HOUSEHOLDS
2 miles: 12,074
5 miles: 43,317

HH GROWTH '24 -'29
2 miles: 1.2% ↑
5 miles: 0.9% ↑

MEDIAN HOUSEHOLD INCOME
2 miles: \$92,142
5 miles: \$81,664



Contact

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