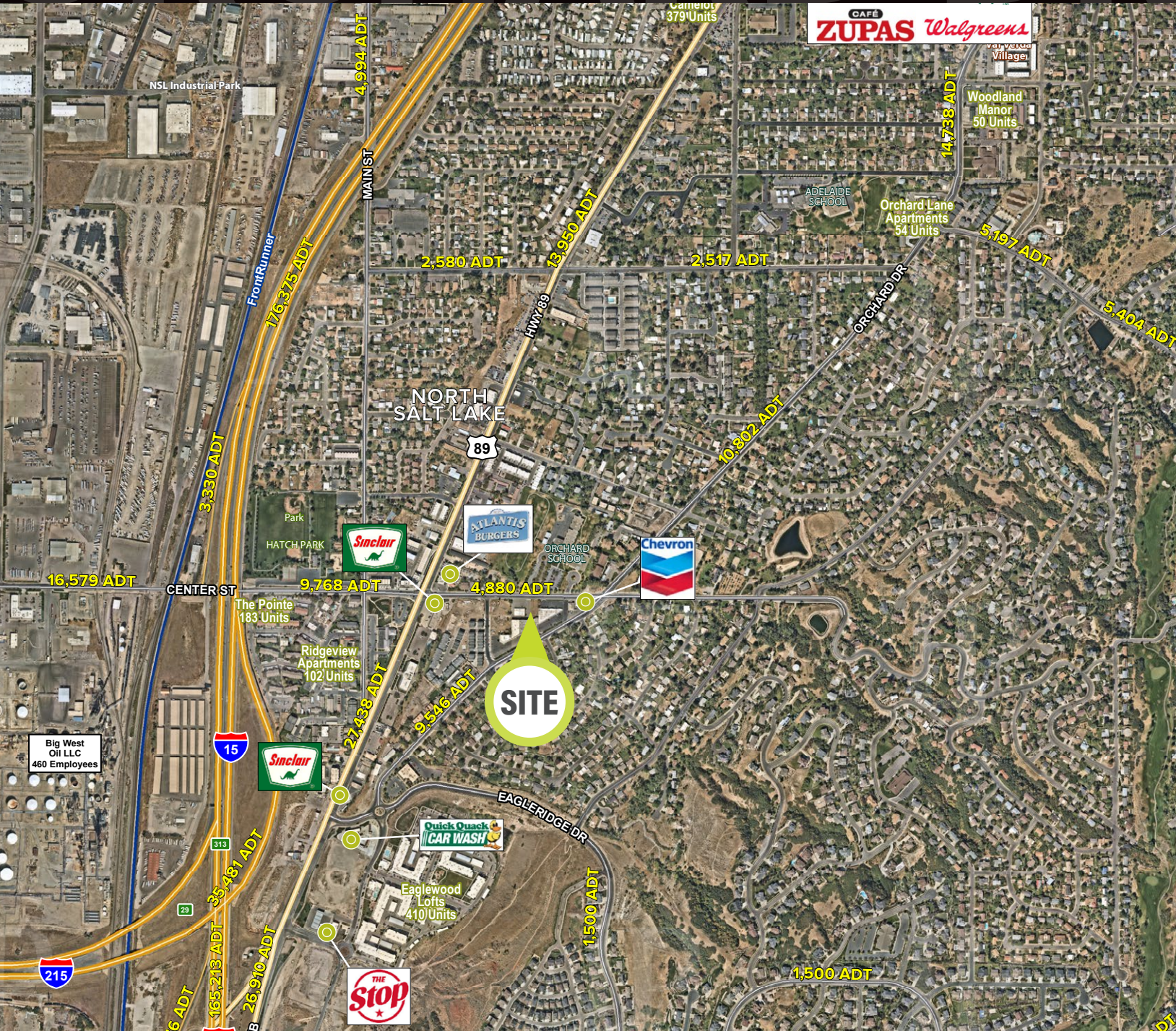


LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	14,544	57,190	145,133
2029 PROJECTED POPULATION	16,592	60,403	154,138
2024 EST. HOUSEHOLDS	5,455	19,707	54,149
2024 EST. AVG HH INCOME	\$137,029	\$135,855	\$127,352
2024 EST. BUSINESSES	351	2,241	5,005
2024 EST. DAYTIME POPULATION	4,132	22,494	47,253

TRAFFIC

S ORCHARD DRIVE
10,802 VEHICLES PER DAY

HIGHWAY 89
27,438 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

ORCHARD PLAZA

60 S Orchard Drive | North Salt Lake, UT 84054



HIGHLIGHTS

- **AVAILABLE FOR LEASE**
- **40 S ORCHARD DRIVE**
- **1,268 SF**
- **RENTAL RATE: \$12 PSF**
- **NNN: \$3.34 PSF**
- **GREAT OFFICE SPACE**

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BRIGHTON HOMES
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ATLANTIS BURGERS

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HWY-89 27,438 VPD

NACHO HOUSE MEXICAN GRILL

BUFFALO BARBERS

SPECIAL EFFECT SUPPLY CORP

LAHEY INTERNATIONAL

simply Sam ORGANIZATION & DESIGN

40 S 1,268 SF

Chevron

ATLAS Academy

S ORCHARD DR 9,546 VPD

UTAH LOCAL GOVERNMENTS TRUST