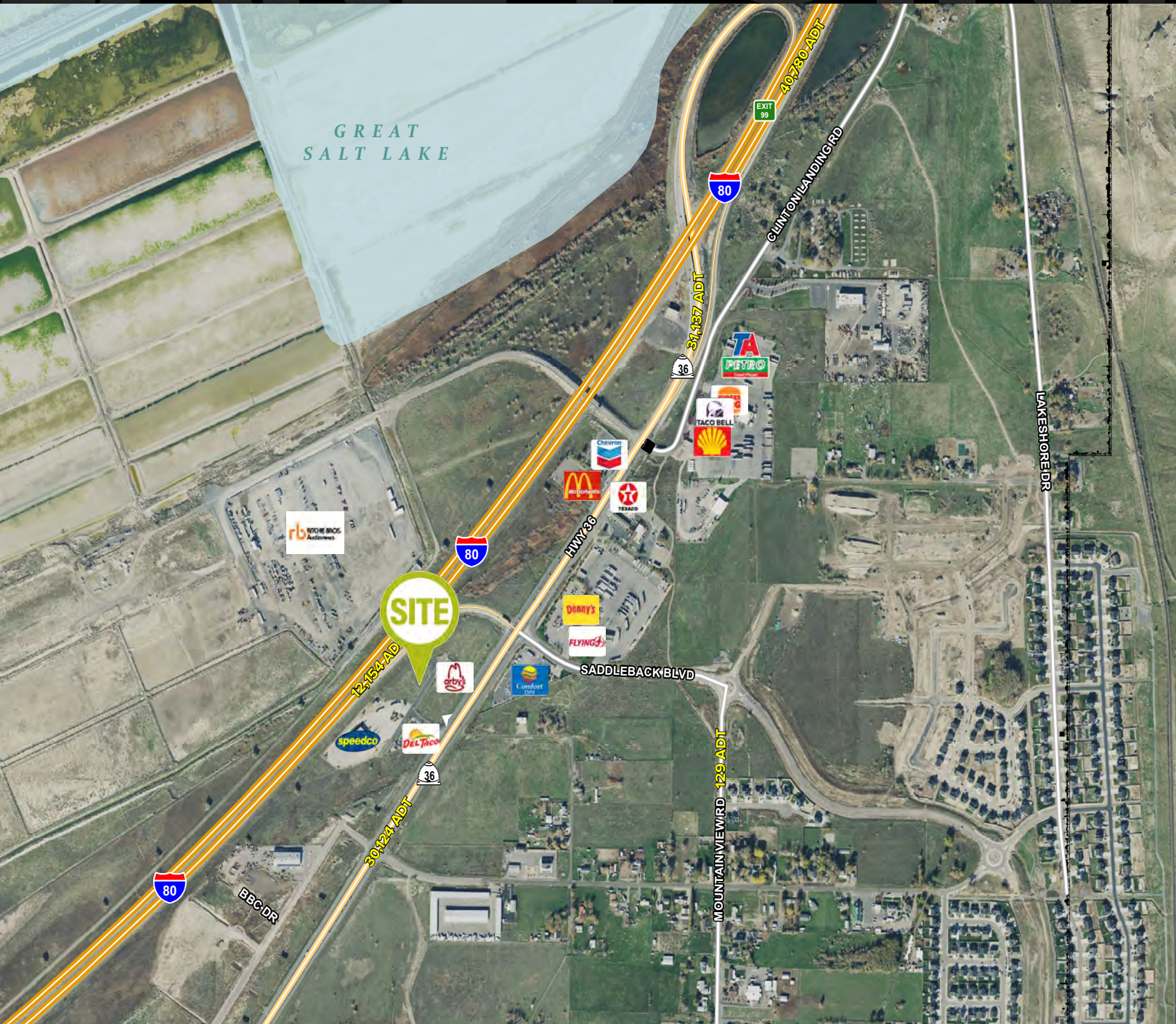


LOCATION



LAKE POINT RETAIL PADS

Interstate 80 EB Exit 99 • Lake Point, Utah



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2023 EST. POPULATION	5,035	17,277	56,905
2028 PROJECTED POPULATION	5,635	20,745	64,080
2023 EST. DAYTIME POPULATION	1,707	4,388	20,344
2023 EST. AVG HH INCOME	\$148,593	\$144,624	\$112,183
2023 EST. HOUSEHOLDS	1,513	4,797	16,450
2023 EST. BUSINESSES	80	209	926

TRAFFIC

INTERSTATE 80
43,900 VEHICLES PER DAY

HWY 36
30,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

HIGHLIGHTS

- PADS AVAILABLE FOR LEASE OR BTS
- 2.91 AC (DIVISIBLE) AVAILABLE
- LOCATED AT THE MAIN POINT OF FREEWAY ACCESS FOR TOOELE, STANSBURY PARK AND GRANTSVILLE
- RAPIDLY GROWING TRADE AREA
- HIGH TRAFFIC COUNTS WITH ABOUT 40% OF TRAFFIC FROM TRUCKERS

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