



For Lease

The Ridge

Interstate 15 & Highway 92 | Lehi, UT 84043

Property Highlights

- Pads Available for Ground Lease
- Former SlapFish Shop Space - 2,111 SF
- Phase 2 Construction Starting Soon!
- Lehi is in the Top 10 Fastest Growing Areas in the nation according to the US Census Bureau
- The Ridge sits within the heart of the Silicon Slopes, exponential residential and commercial growth
- Easy Access from all directions, surrounding cities, and I-15.
- Traffic Counts:
 - I-15: 208,000 ADT
 - Hwy 92: 24,000 ADT

DEVELOPED BY



HOWLAND PARTNERS



Site Plan



LEGEND

- AVAILABLE
- FUTURE
- OPEN
- COMING SOON
- LEASE NEGOTIATIONS

FUTURE MULTI-FAMILY HOUSING

BLAZE PIZZA
Whiters
Modern Nails & Spa
at&t
Lehi School of Music
TERI YAKI GRILL
RAMEN HOUSE

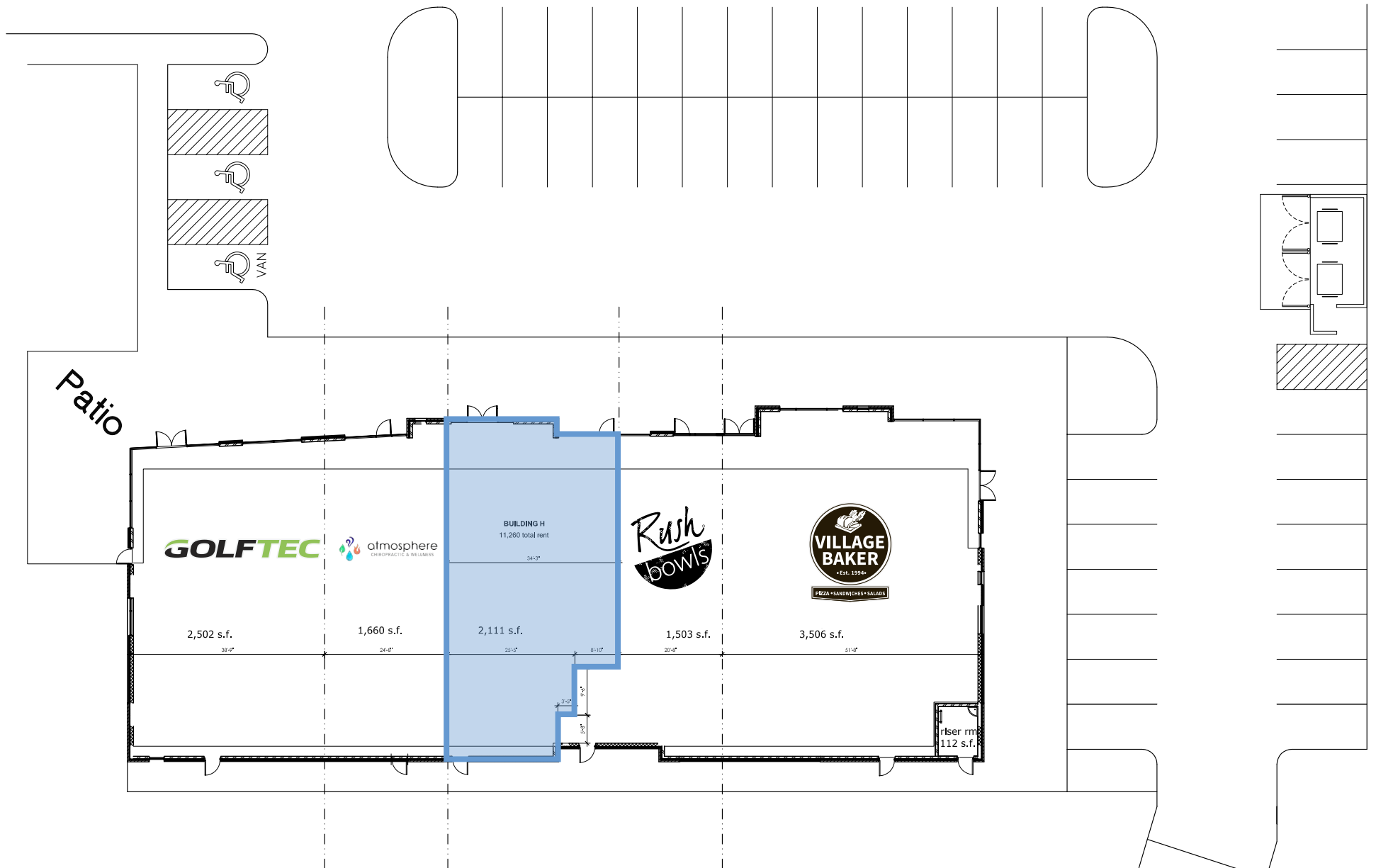
VILLAGE BAKER
Rush Bows
GOLFTEC
atmosphere

15 208,000 ADT

24,000 ADT

Hilton Garden Inn

Building Floor Plan



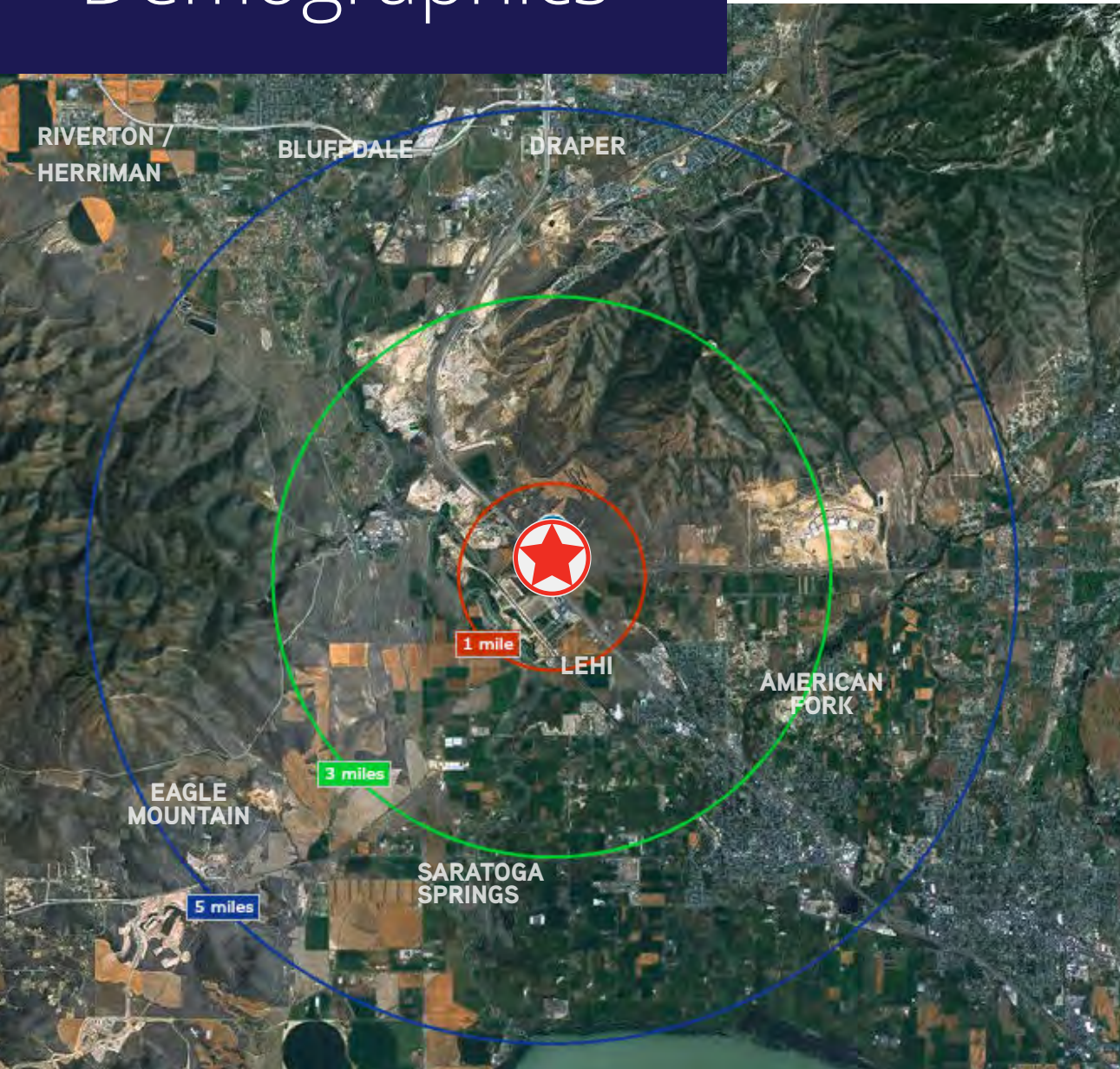
South Facing



North Facing



Demographics

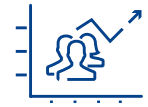


Information provided by ESRI Business Analyst



Population

1 Mile	9,331
3 Miles	72,057
5 Miles	179,053



2030 Projected Population

1 Mile	10,781
3 Miles	80,174
5 Miles	196,932



Median Household Income

1 Mile	\$131,429
3 Miles	\$139,102
5 Miles	\$140,132



Average Household Income

1 Mile	\$168,379
3 Miles	\$168,738
5 Miles	\$171,616



Per Capita Income

1 Mile	\$53,094
3 Miles	\$49,193
5 Miles	\$48,532



Median Age

1 Mile	28.9
3 Miles	28.8
5 Miles	30.0



Households

1 Mile	2,942
3 Miles	20,929
5 Miles	50,495



Average Household Size

1 Mile	3.15
3 Miles	3.44
5 Miles	3.48

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