

FOR LEASE, SALE, OR BTS > DEVELOPMENT PROPERTY

Eaglewood Village Pads

1381 SOUTH ORCHARD DRIVE NORTH SALT LAKE, UTAH



Property Information

- > New Fuel center with Restaurant Now Open
- > 1.0 - 6.48 Acres Available
- > 120,000 SF of retail approved
- > 340,000 SF of office approved
- > 516 completed residential units
- > Easy access to I-15
- > 5 minutes to downtown Salt Lake City
- > **Traffic counts:**
 - > Highway 89 - 24,085 ADT
 - > I-15 - 148,610 ADT
- > 124 Parking stalls
- > **AVAILABLE**
 - > 12,000 SF of retail shops
 - > Drive thru
 - > 1,000 - 20,000 SF of office space
 - > 40,000 SF anchor space

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Colliers International is pleased to present the opportunity to qualified parties to Purchase or Lease portions of the Eaglewood Village development (the "Property") located in North Salt Lake. The Property is an approved retail & commercial development located on Highway 89 and Eagle Ridge Drive, adjacent to the I-15 freeway. The Property is situated in an irreplaceable location, in very close proximity to the affluent neighborhoods of Bountiful, with easy access to downtown Salt Lake City.

The Property is approved for 120,000 SF of retail development and 340,000 SF of office. This is in addition to 570 approved residential units, of which 410 units are already completed and leased.. The Property will prove to be a premier mixed-use destination.



PROPERTY INFORMATION

- > **Offering Terms:** Sales Price to Be Determined By Market Lease Rates Negotiable
- > **Offering Type:** Sale, Lease or Build to Suit
- > **APNs:** 01-472-0010
- > 01-472-0006
- > 01-472-0002
- > **Approval** 120,000 SF retail
340,000 SF office

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	7,242	50,730	139,223
2022 Projected	8,031	55,384	149,548
Households			
2017 Estimated	2,377	15,822	49,001
2022 Projected	2,628	17,246	52,622
Income			
2017 Median HHI	\$88,980	\$77,082	\$61,724
2017 Average HHI	\$115,978	\$97,945	\$86,474
2017 Per Capita	\$37,196	\$30,629	\$30,752

Information provided by ESRI Business Analyst

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RARE MULTI-ACRE DEVELOPMENT OPPORTUNITY NEAR DOWNTOWN SALT LAKE CITY

FULLY APPROVED DEVELOPMENT PROJECT ALREADY UNDERWAY

EXCEPTIONAL ACCESS TO ALL MAJOR POPULATION CENTERS ALONG WASATCH FRONT

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The state of Utah, numerous Utah cities, and Utah's economy, continue to lead the nation in various meaningful categories. In almost every major category the state of Utah is performing very well. This continues to be an amazing place to live, work, shop, and play.

- #1 Best Managed State in the Nation Pew Center
- #1 Pro-Business State Polina Report
- #1 Most Competitive State for Business Beacon Hill Institute
- #1 In Technology Concentration and Dynamism Milken Institute
- #1 State for Economic Competitiveness Environment ALEC-Laffer Index
- #1 Happiest State in the Country WalletHub
- #1 State with the Best Technology Center for Digital Government
- #1 Small Business Friendly State Thumbtack
- 2014 Public Transit System of the Year - UTA (APTA)
- #2 Short Term Job Growth US Chamber of Commerce
- #2 Best Business Climate Business Facilities
- #2 Lowest Unemployment and #2 Highest Job Growth in the Nation Dept. of Workforce Service
- #3 Top States for Business CNBC
- #3 Long Term Job Growth US Chamber of Commerce
- #3 In Household Income Growth Census Bureau
- #4 Most Educated City in America - Provo, Utah WalletHub
- #4 For Innovation and Entrepreneurship US Chamber of Commerce
- #4 Most Diverse Economy US Chamber of Commerce
- Salt Lake City in Top 25 Cities To Do Business Globally Global Trade Magazine



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