

FOR LEASE > RETAIL SPACE

The Ridge

INTERSTATE 15 & HIGHWAY 92 LEHI, UTAH



Property Information

- > Easy access from Hwy 92
- > Great visibility and access off of I-15
- > Lehi is the 5th fastest growing area in the nation according to the US Census Bureau
- > Located within Lehi's flourishing tech sector with Microsoft, IM Flash, Adobe, and Xactware campuses all within 1 mile of the project.
- > Millions of visitors a year are drawn to neighboring attractions - Cabelas, Thanksgiving Point, Outlets at Traverse Mountain
- > 8,000 Approved residential lots just north of the site in Traverse Mountain

Available

- > Mid-Box & Shop Spaces
- > Free Standing Pads

Traffic counts

- > I-15:136,475 ADT
- > Hwy 92:22,845 ADT



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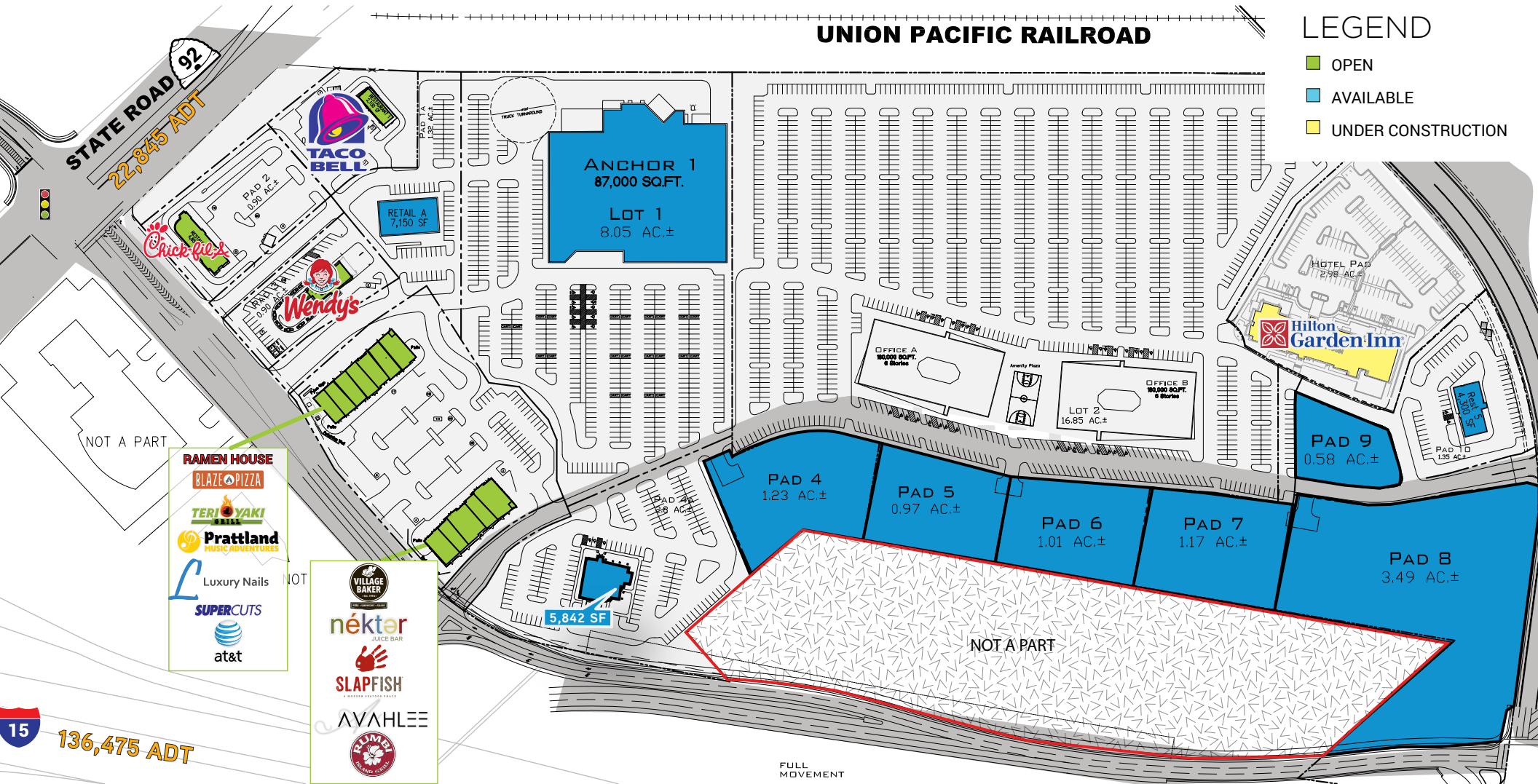


HOWLAND PARTNERS

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UNION PACIFIC RAILROAD

- OPEN
- AVAILABLE
- UNDER CONSTRUCTION



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The map displays the Lehi, Utah area, highlighting the proposed site for the new Lehi High School. The site is outlined in red and labeled "SITE". The map includes major roads such as I-15 and SR-92, and various landmarks and businesses. Traffic volume data is provided for several road segments: 27,000 ADT on I-15, 5,800 ADT on SR-92, 181,000 ADT on I-15, and 24,000 ADT on SR-92. The map also shows the Lehi Station and Lehi High School campus (20 acres).



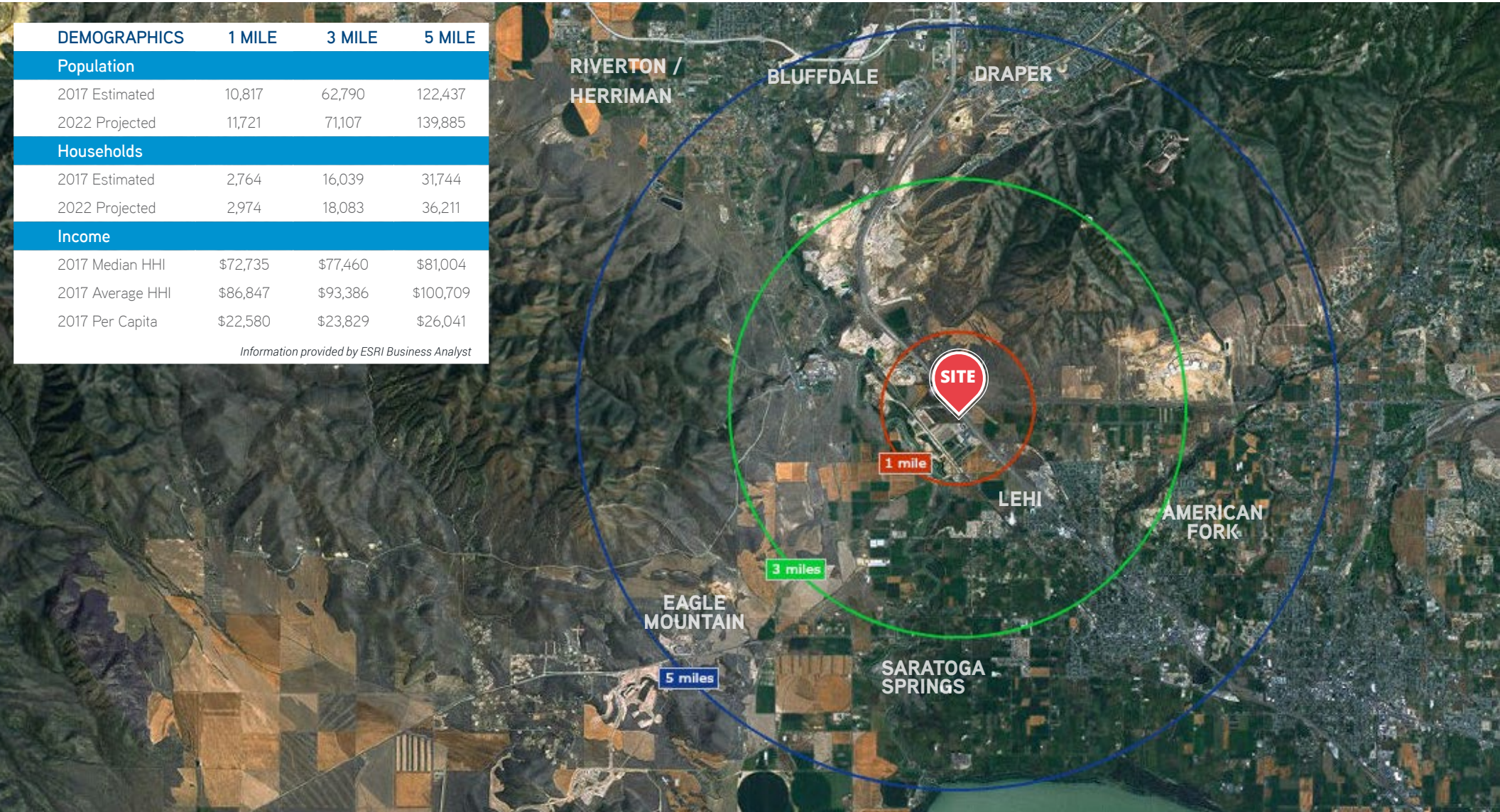
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	10,817	62,790	122,437
2022 Projected	11,721	71,107	139,885
Households			
2017 Estimated	2,764	16,039	31,744
2022 Projected	2,974	18,083	36,211
Income			
2017 Median HHI	\$72,735	\$77,460	\$81,004
2017 Average HHI	\$86,847	\$93,386	\$100,709
2017 Per Capita	\$22,580	\$23,829	\$26,041

Information provided by ESRI Business Analyst



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