



# FOR LEASE

4551 W 2100 North  
Lehi, Utah 84043

- New retail development opportunities
- High traffic counts
- Ground lease available for built-to-suit

**± 14.76 Acres | RETAIL**

# Property Specs

|                     |                              |
|---------------------|------------------------------|
| LEASE PRICE         | See page 3                   |
| AVAILABLE SIZE   SF | ± 1,200 - 42,500 SF          |
| LOT SIZE            | ± 14.76 Acres                |
| YEAR BUILT          | 2025                         |
| CLASS               | A                            |
| TYPE                | Retail   Neighborhood Center |

- New retail development
- Opportunities for ground lease of BTS
- Prime frontage on 2100 N
- High traffic counts
- Mid-box anchored



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SUMMARY

# SITE PLAN

| TYPE          | PRICE                              |
|---------------|------------------------------------|
| Ground Lease  | \$115,00/Acre Annual               |
| Big Box       | \$11/SF/NNN                        |
| Inline Retail | Starting at \$35/SF/NNN            |
| Drive Thru    | \$50/SF/NNN<br>minimum of 2,000 SF |



|           |
|-----------|
| AVAILABLE |
| SOLD      |
| PENDING   |
| LOI       |



The property is a corner lot with excellent visibility and accessibility, just 7 minutes from I-15.



PHOTOS



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

| POPULATION             | 1-mile    | 3-mile    | 5-mile    |
|------------------------|-----------|-----------|-----------|
| 2024 Population        | 12,378    | 60,929    | 167,335   |
| HOUSEHOLDS             | 1-mile    | 3-mile    | 5-mile    |
| 2024 Households        | 3,737     | 16,934    | 45,240    |
| INCOME                 | 1-mile    | 3-mile    | 5-mile    |
| 2024 Average HH Income | \$158,322 | \$154,166 | \$152,012 |

## Traffic Counts

| STREET     | AADT   |
|------------|--------|
| Redwood Rd | 24,000 |
| 2100 Nort  | 42,000 |

## Cities Nearby

|                      |           |
|----------------------|-----------|
| Provo, Utah          | 20 miles  |
| Salt Lake City, Utah | 29 miles  |
| Las Vegas, Nevada    | 397 miles |

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