



FOR LEASE

Pony Express Pkwy
Eagle Mountain, UT 84005

Eagle Mountain Shopping Center

- Eagle Mountain's new Grocery anchored retail shopping center.

Property Specs

LEASE RATE	Contact Agent
SPACE AVAILABLE	±1,200 - 40,000 SF
LOT SIZE	± 0.5 - 1 Acres
ZONING	Commercial
TYPE	Mixed-Use

- Available for lease, ground lease, or BTS
- Drive thru's available
- PAD's available
- High Traffic Counts
- Adjacent to the new Eagle Mountain City Center.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SUMMARY

SITE PLAN

Overland Commercial Pony Express Parkway & Old Airport Road Eagle Mountain, Utah



AREA MAP



FRONTIER MIDDLE SCHOOL

SITE

CORY WRIDE MEMORIAL PARK

EAGLE MOUNTAIN BLVD

CEDAR VALLEY HIGH SCHOOL

MAVERIK
 CHIPOTLE MEXICAN GRILL
 maceys
 Arby's ACE Hardware
 AMERICA FIRST CREDIT UNION
 Wendy's
 TACO BELL

EAGLE VALLEY ELEMENTARY SCHOOL

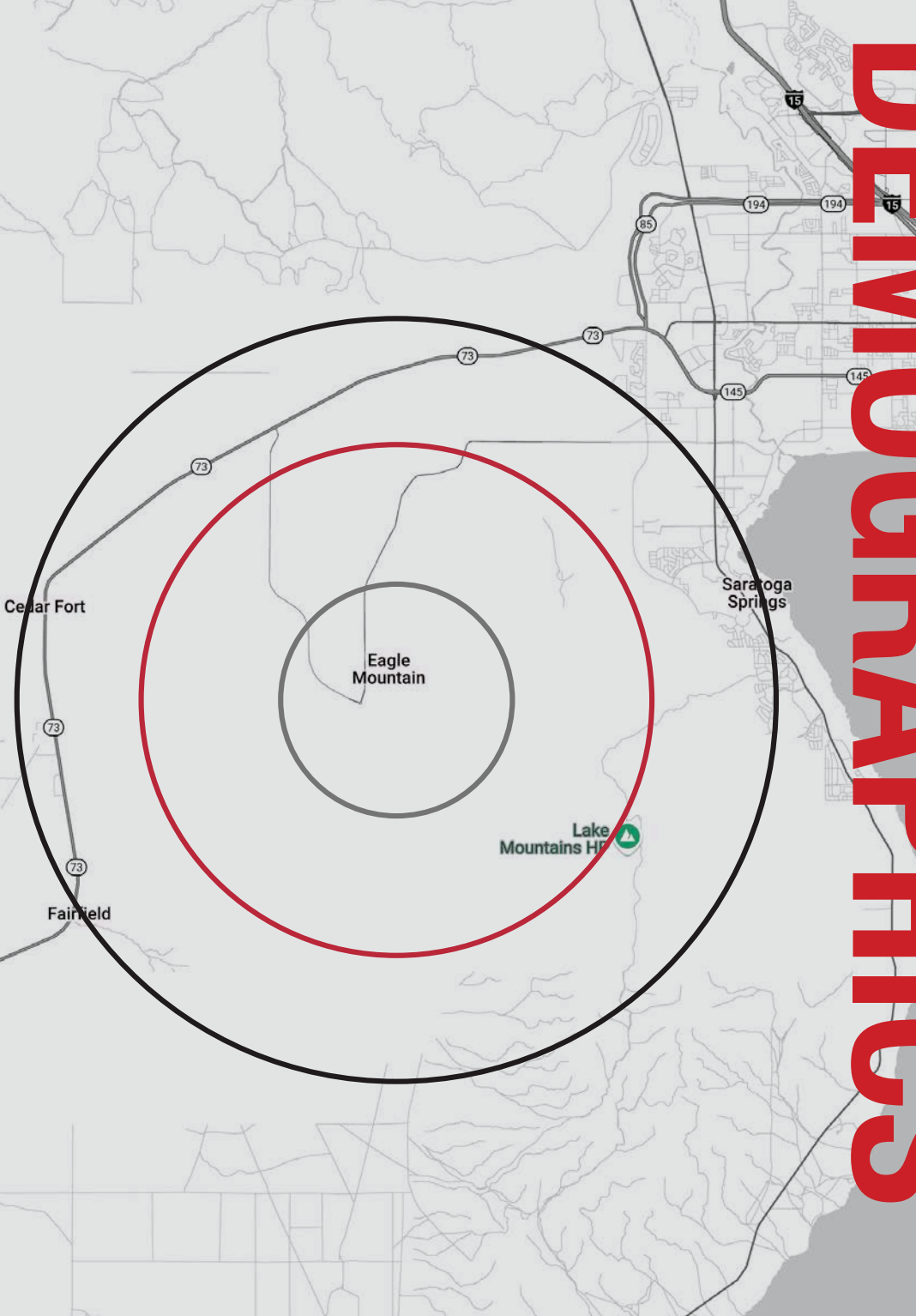
MOUNTAIN TRAILS ELEMENTARY SCHOOL

Holiday
 Arctic Circle
 Chevron Where the Good Stuff is

EAGLE MOUNTAIN BLVD

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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	1,841	41,056	72,799
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	413	10,175	17,477
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$138,193	\$120,258	\$132,321

Traffic Counts

STREET	AADT
Pony Express Parkway	18,381
Golden Eagle Road	1,000

Neighboring Cities

Lehi	14 miles
Bluffdale	16 miles
Provo	28 miles
Spanish Fork	36 miles
Salt Lake City	38 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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