

RETAIL FOR LEASE

COTTONWOOD PLAZA

1855-1891 East Fort Union Boulevard | Cottonwood Heights, Utah 84121

1,760 SF
QUIETLY
MARKETED

1,680 SF
QUIETLY
MARKETED

800 SF
AVAILABLE

Property Highlights

- Available Sizes:
 - 800 SF
 - 1,680 SF
 - 1,760 SF
 - 3,440 SF
- Lease Rate: \$25-\$33 PSF
- NNNs: \$5.64 PSF
- Fort Union Blvd Access/Visibility
- Newly Painted Storefront

TANNER OLSON
801.930.6752

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801.644.6299

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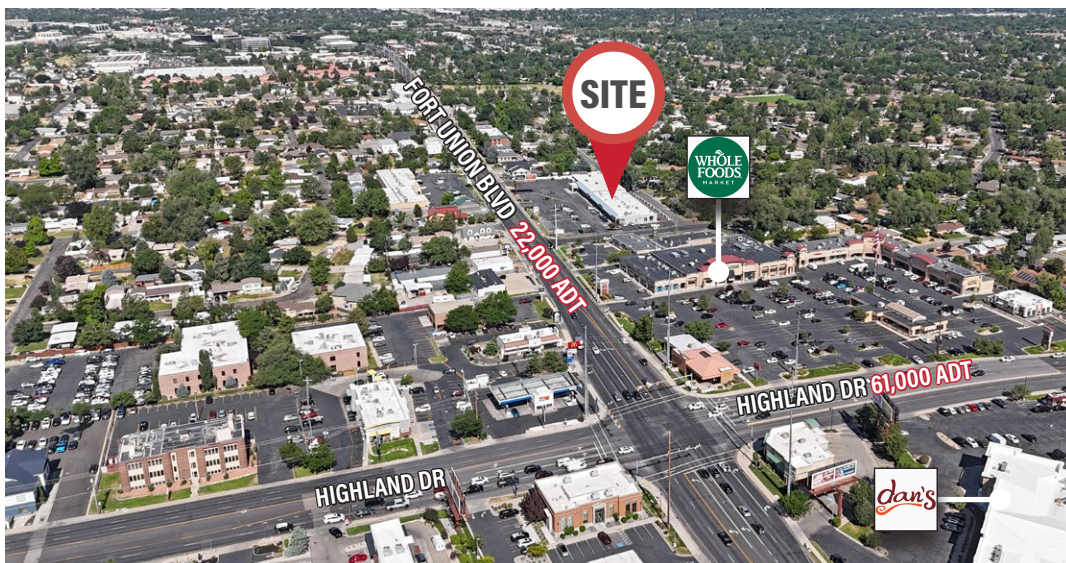
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	13,725	96,062	243,145
2031 PROJECTED POPULATION	12,823	89,873	229,958
2026 HOUSEHOLDS	5,479	38,438	96,623
2026 AVG HH INCOME	\$173,999	\$161,907	\$148,947
2026 BUSINESSES	873	5,521	14,397
2026 DAYTIME POPULATION	5,295	46,640	142,649

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#	TENANT	SIZE (SF)	RATE (PSF)
1863	Liquor Store	14,264	
1869	Rocky Mountain Mixers	1,680	
1871	Nuan's Thai Kitchen	1,680	
1873	AVAILABLE 2/2027*	1,760	\$33
1875	AVAILABLE*	1,680	\$33
1877	Proposed CorePower Yoga	1,680	
1879	Proposed CorePower Yoga	1,680	
1881	Elite Barbershop	800	
1883	Proposed MÔC Head Spa	2,450	
1891	Skillets	2,350	
ST	AVAILABLE	800	\$25
PAD A	Mauka	0	
SIGN	Reagan Sign	0	
	NNNs		\$5.64

*Still Operating - Quietly Marketed

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