

RETAIL FOR LEASE

TRAIL CROSSING

5382-5474 West Daybreak Pkwy | South Jordan, Utah 84009



Property Highlights

- Dominant Smith's Anchored Regional Shopping Center for Daybreak
- Daybreak is the Largest Master-Planned Residential Community in the State of Utah. Overall Potential is 20,000+ Units
- Available Sizes: 1,141 SF / 1,435 SF / 2,576 SF
- Lease Rate: \$40 PSF
- NNNs: \$11.08 PSF (est.)
- Located Adjacent to Mountain View Corridor
- Regionally Connected Location Providing Access to the West Bench of Salt Lake County, Including Salt Lake City International Airport
- Nearby highlights: Herriman High School (approx. 2,300 students), University of Utah Health Center, Rio Tinto Kennecott (2,500 Employees)
- Over 85,000 Current Residents in South Jordan

DAYBREAK PKWY 14,000 ADT

MOUNTAIN VIEW CORRIDOR 46,000 ADT

TANNER OLSON

801.930.6752

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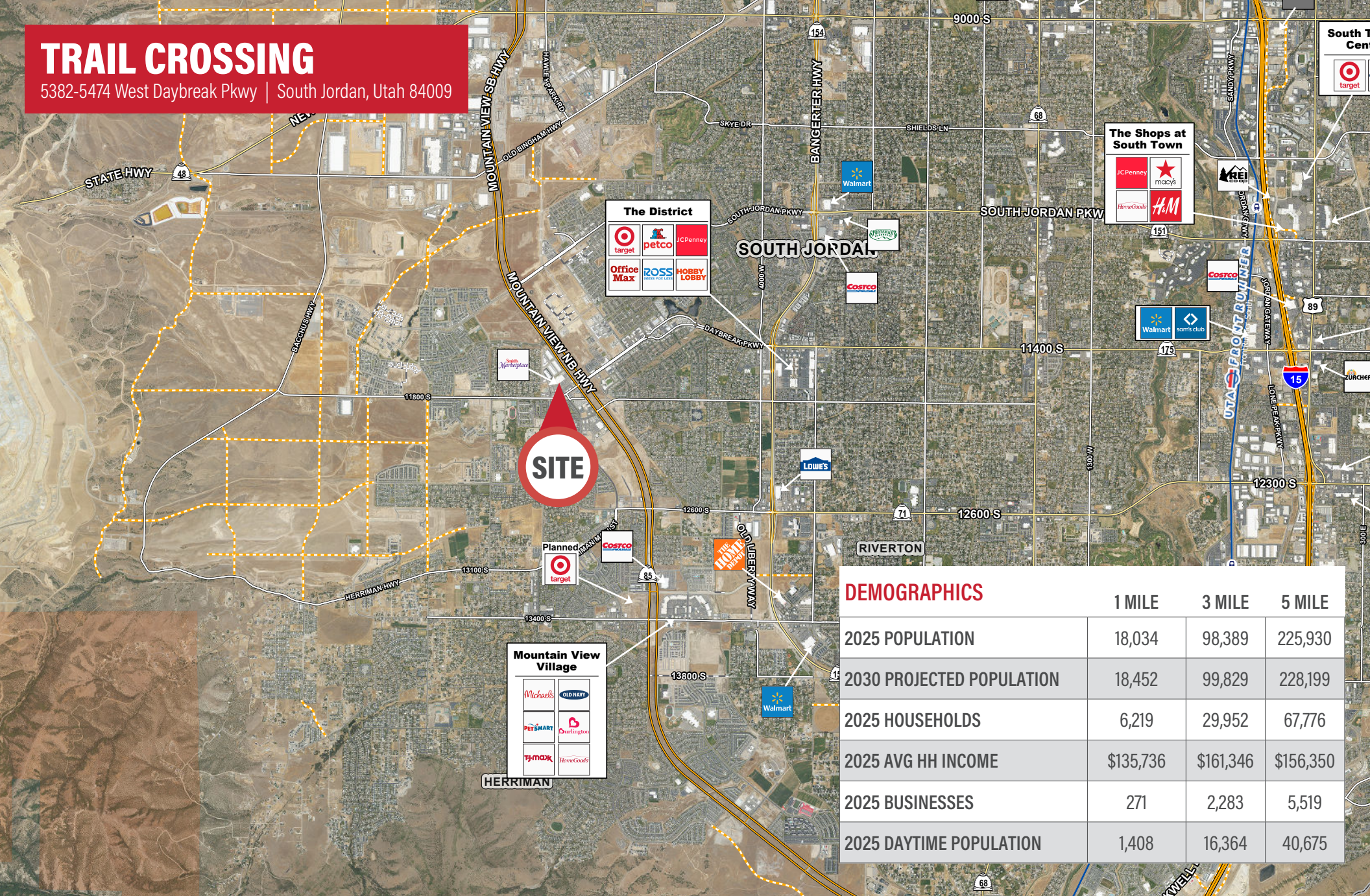
801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	18,034	98,389	225,930
2030 PROJECTED POPULATION	18,452	99,829	228,199
2025 HOUSEHOLDS	6,219	29,952	67,776
2025 AVG HH INCOME	\$135,736	\$161,346	\$156,350
2025 BUSINESSES	271	2,283	5,519
2025 DAYTIME POPULATION	1,408	16,364	40,675

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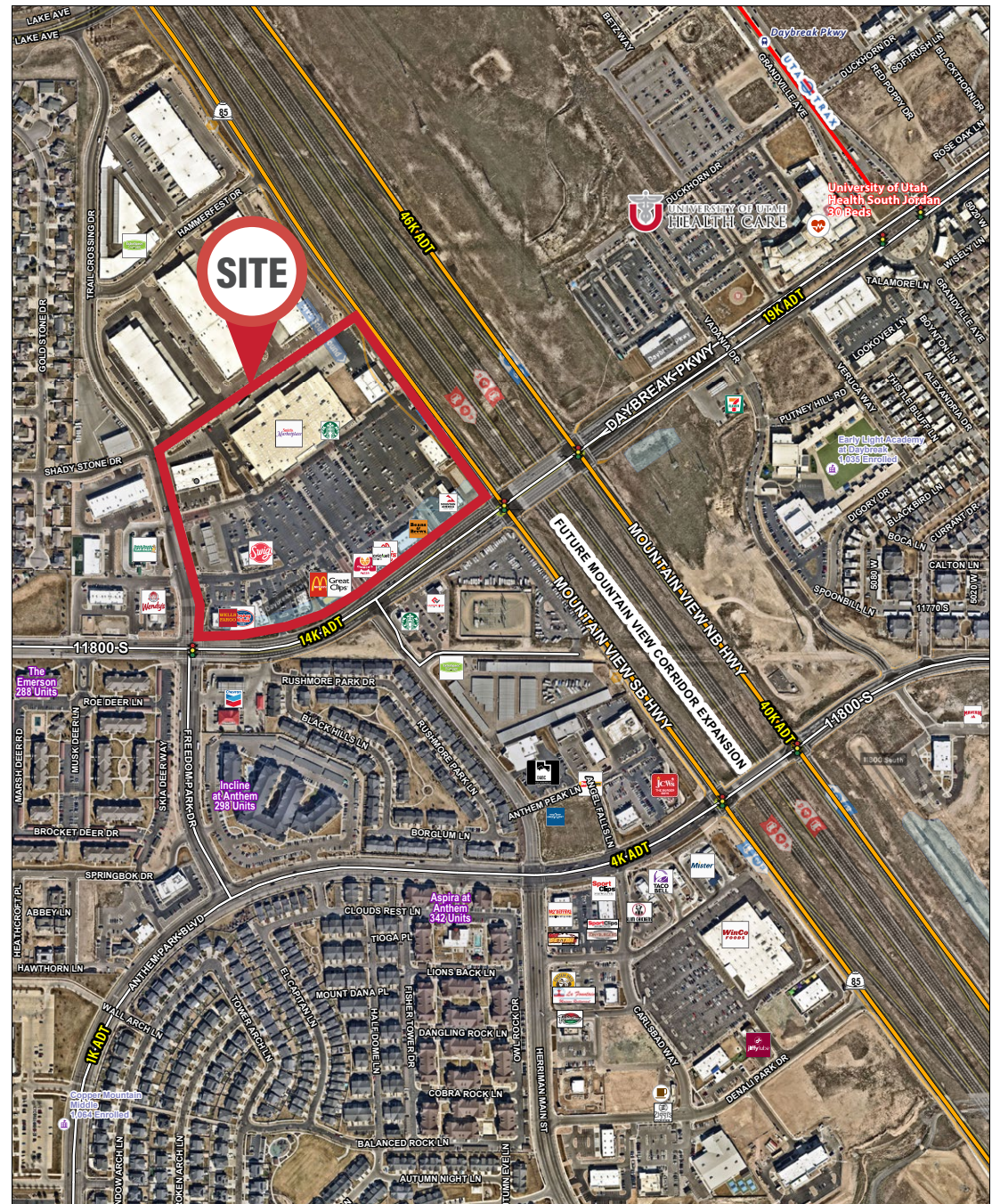
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