



FOR LEASE

Pony Express Pkwy
Eagle Mountain, UT 84005

Eagle Mountain Shopping Center

- Eagle Mountain's new Grocery anchored retail shopping center.
- Estimated Opening in Fall 2027

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.



OR TEXT 23354 TO 39200

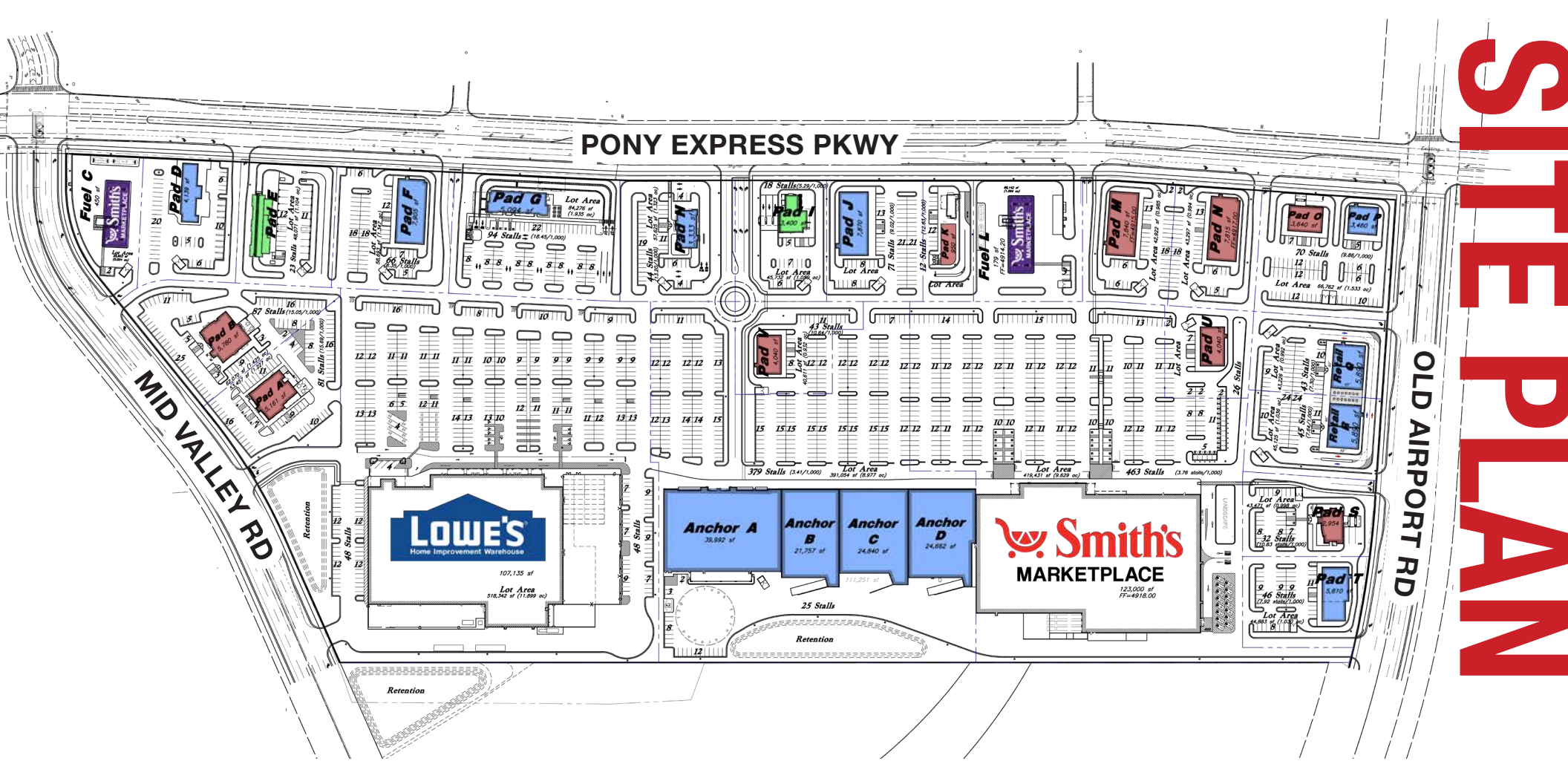
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SUMMARY

SITE PLAN



PAD	TOTAL SF
A	5,161 SF
B	5,780 SF
C	450 SF (Fuel Station)
D	4,139 SF
E	1.104 AC
F	7,905 SF
G	5,094 SF
H	3,333 SF
I	3,400 SF
J	7,870 SF
K	950 SF

PAD	TOTAL SF
L	179 SF (Fuel Station)
M	7,840 SF
N	7,815 SF
O	3,640 SF
P	3,460 SF
Q	5,890 SF
R	5,890 SF
S	2,954 SF
T	5,810 SF
U	4,040 SF
V	4,040 SF

- FUEL STATIONS
- AVAILABLE
- LOI NEGOTIATIONS
- LEASE NEGOTIATIONS

ANCHOR	TOTAL SF
A	39,992 SF
B	21,757 SF
C	24,840 SF
D	24,662 SF

AREA MAP



FRONTIER MIDDLE SCHOOL

SITE

CORY WRIDE MEMORIAL PARK

PONY EXPRESS PKWY

EAGLE MOUNTAIN BLVD

CEDAR VALLEY HIGH SCHOOL

EAGLE VALLEY ELEMENTARY SCHOOL

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

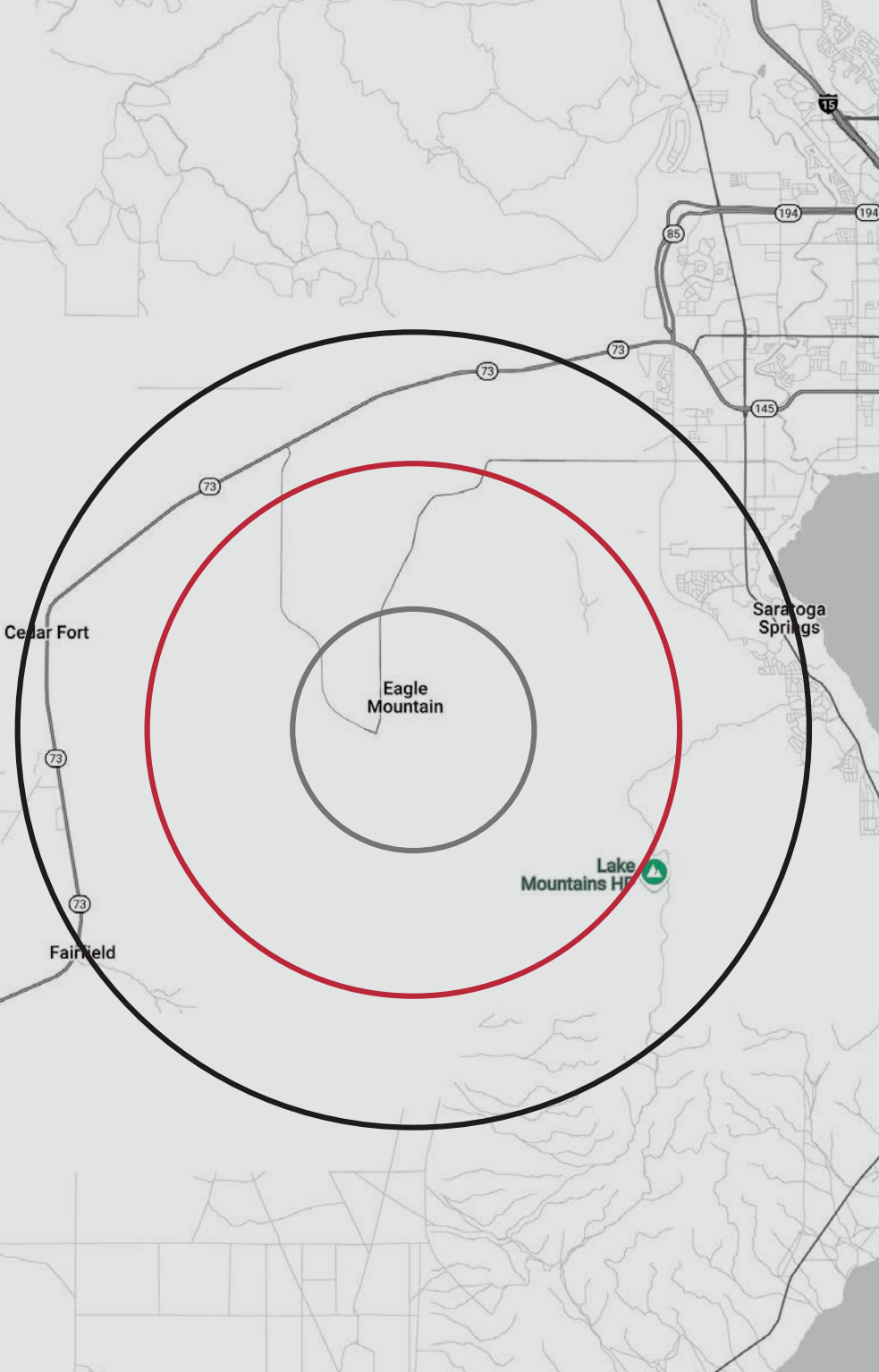
MOUNTAIN TRAILS ELEMENTARY SCHOOL

EAGLE MOUNTAIN BLVD

Holiday
Chevron
Arctic Circle
Where the Good Stuff is

- 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

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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

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