



FOR LEASE

5390-5450 N Beckman Ln,
Eagle Mountain, UT 84005



- Brand new retail
- Drive-thru's available
- BTS or GL also available

± 1,200-6,400 SF | RETAIL

Property Specs

OFFERED PRICE **\$35-\$45/SF**

BUILDING SIZE | SF **± 1,200-6,400 SF**

LOT SIZE | ACRES **± 1.24**

YEAR BUILT **2025**

CLASS **A**

TYPE **Retail | Neighborhood Center**

- Brand new retail
- Drive-thru's available
- BTS or GL also available
- Excellent exposure along proposed freeway extension.
- Available Q3 2025
- Please call Listing agent with any inquiries.



OR TEXT 22989 TO 39200

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

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SUMMARY



PHOTOS

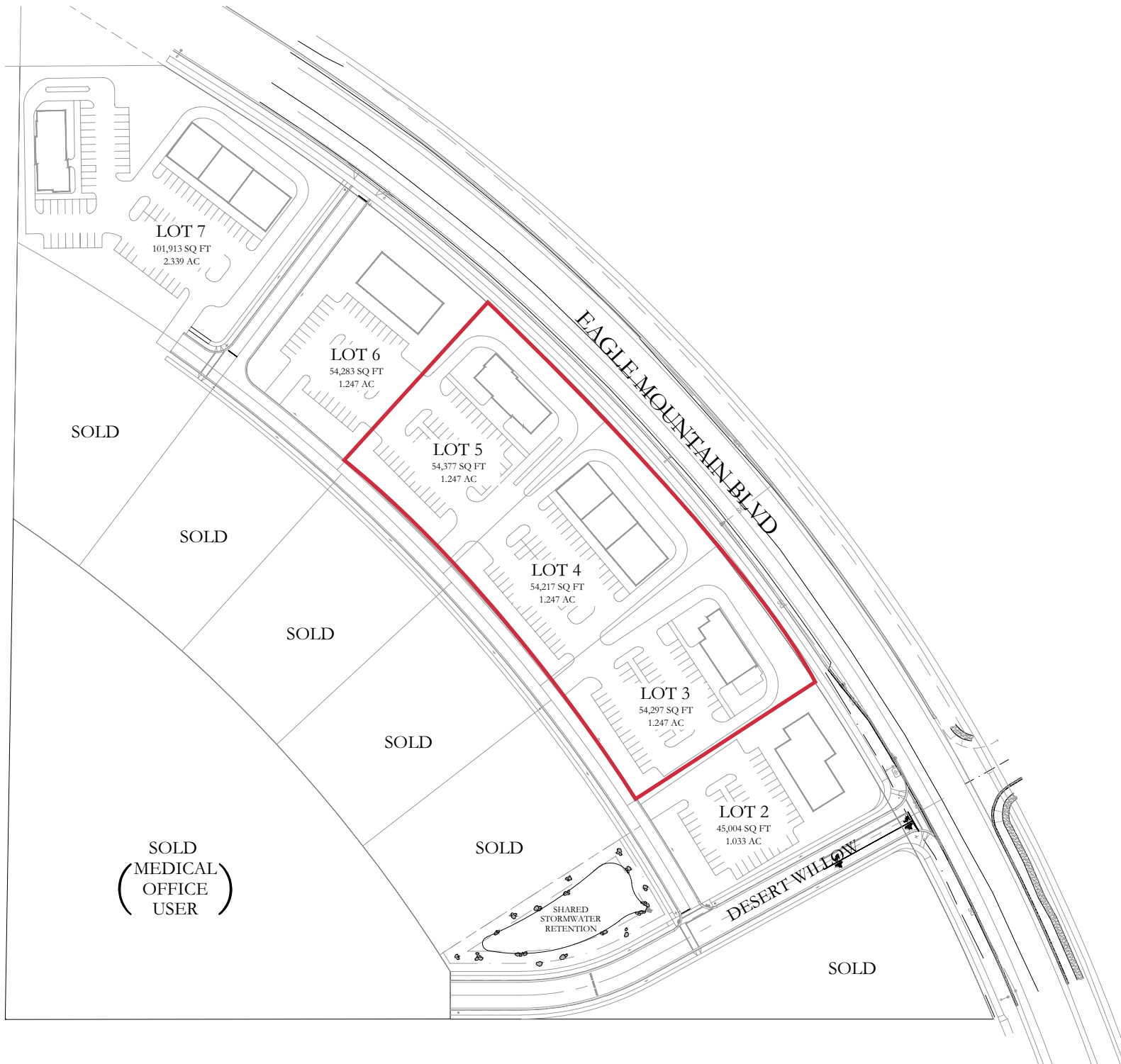
Brand new retail
Drive-thru's available
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PROPOSED BLDG

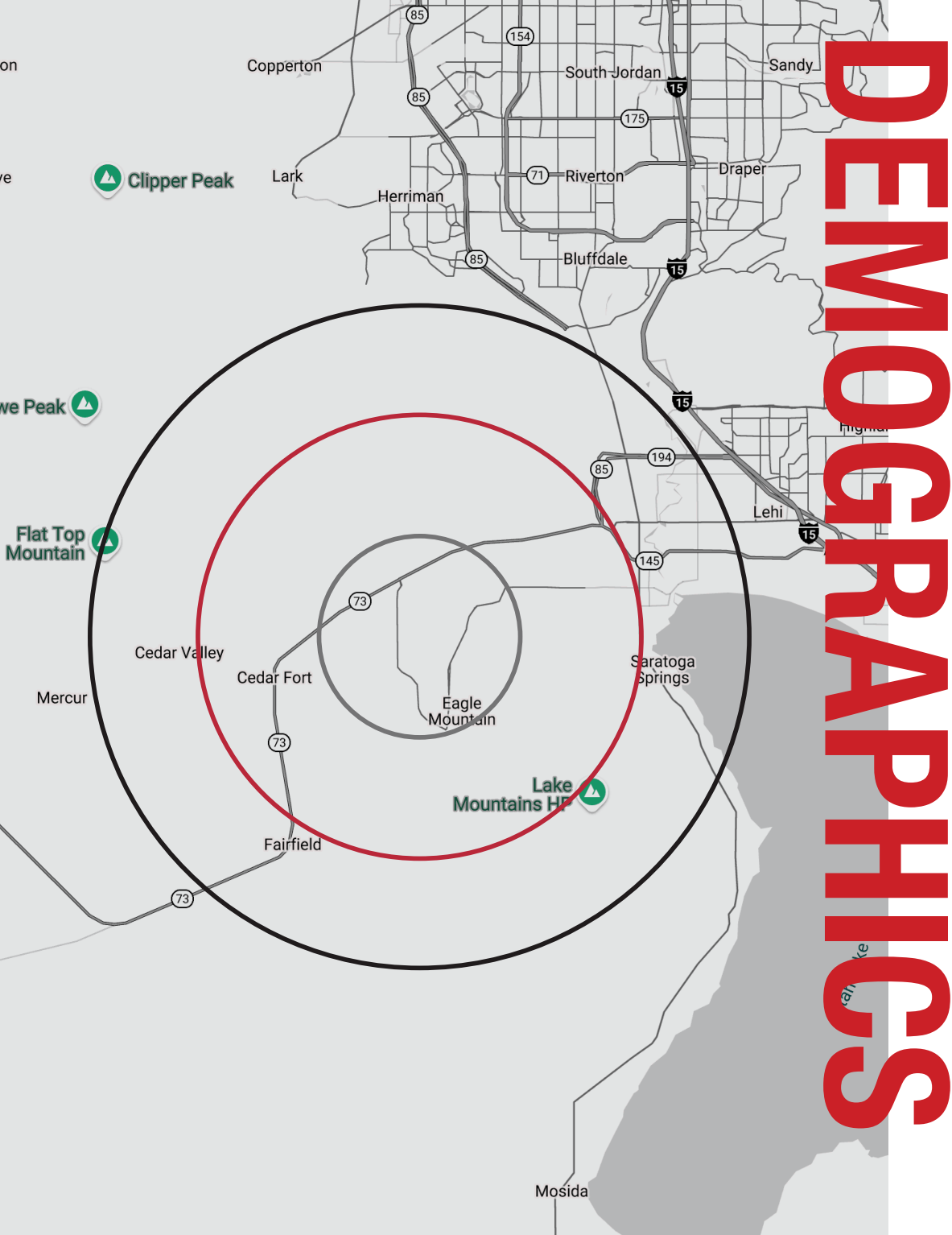


SITE PLAN



AREA MAP





DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 6,339 | 29,971 | 51,213 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 2,176 | 10,811 | 18,922 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$102,236 | \$115,977 | \$110,420 |

Traffic Counts

| STREET | AADT |
|---------------------|-------|
| Pioneer Parkway | 4,483 |
| Snow Canyon Parkway | 6,743 |

Cities Nearby

| | |
|-------------------------|-----------|
| Provo, Utah | 30 miles |
| Salt Lake City, Utah | 38 miles |
| Los Angeles, California | 674 miles |
| Denver, Colorado | 510 miles |
| Phoenix, Arizona | 648 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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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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