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For Lease

Prime Herriman Retail for Lease

3512 W Maradona Dr | Herriman, UT 84096

Property Information

- 1,700 SF Unit
- Drive Thru
- \$40.00 PSF
- NNN Lease
- ±1,700 SF second-generation coffee/QSR space with operational drive-thru
- Turn-key Retail built in 2023
- Prime location just off Mountain View Corridor (35,204 VPD) and fronting S Academy Pkwy (18,793 VPD)
- Minutes from Zions Bank Stadium
- 21 parking spaces
- Zoned C-2 Commercial/General Retail — flexible use
- Available now

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Floor Plan & Property



Property Gallery



Area Focus

Herriman, Utah

One of the Fastest-Growing Cities in the Nation, Anchored by High-Income Rooftops, Major Retail Expansion, and a Prime Location Along the Salt Lake Valley's Southwest Growth Corridor

Herriman sits in the southwest Salt Lake Valley, about 25 miles south of downtown Salt Lake City, with direct access to I-15, Bangerter Highway, and the Mountain View Corridor.

Within a 5-mile radius of the site, population stands at 169,155 — projected to grow to 176,457 by 2031 — across 50,576 households, with a median household income of \$131,121 and average household income of \$158,316, marking one of the fastest-growing, highest-income trade areas in the region.

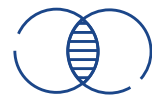
The surrounding area is seeing major investment, including planned Mountain View Corridor freeway expansion, new development at Herriman Towne Center, and proximity to Zions Bank Stadium, reinforcing strong daily traffic along S Academy Pkwy and Mountain View Corridor.

Demographics within a 5-mile radius



Population

169,155



2031 Projected Population

176,457



Median Household Income

\$131,121



Average Household Income

\$158,316



Households

50,576



Daytime Population

132,159



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