

Colliers

Under Construction
Q4 2026 DELIVERY



CO-TENANTS INCLUDE:



AVAILABLE:

(2) 2,500 SF
Drive-Thru Buildings

CONTACT

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Colliers

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FOR LEASE

Lone Peak Retail Center

196 W. 12300 S.
Draper, Utah 84020

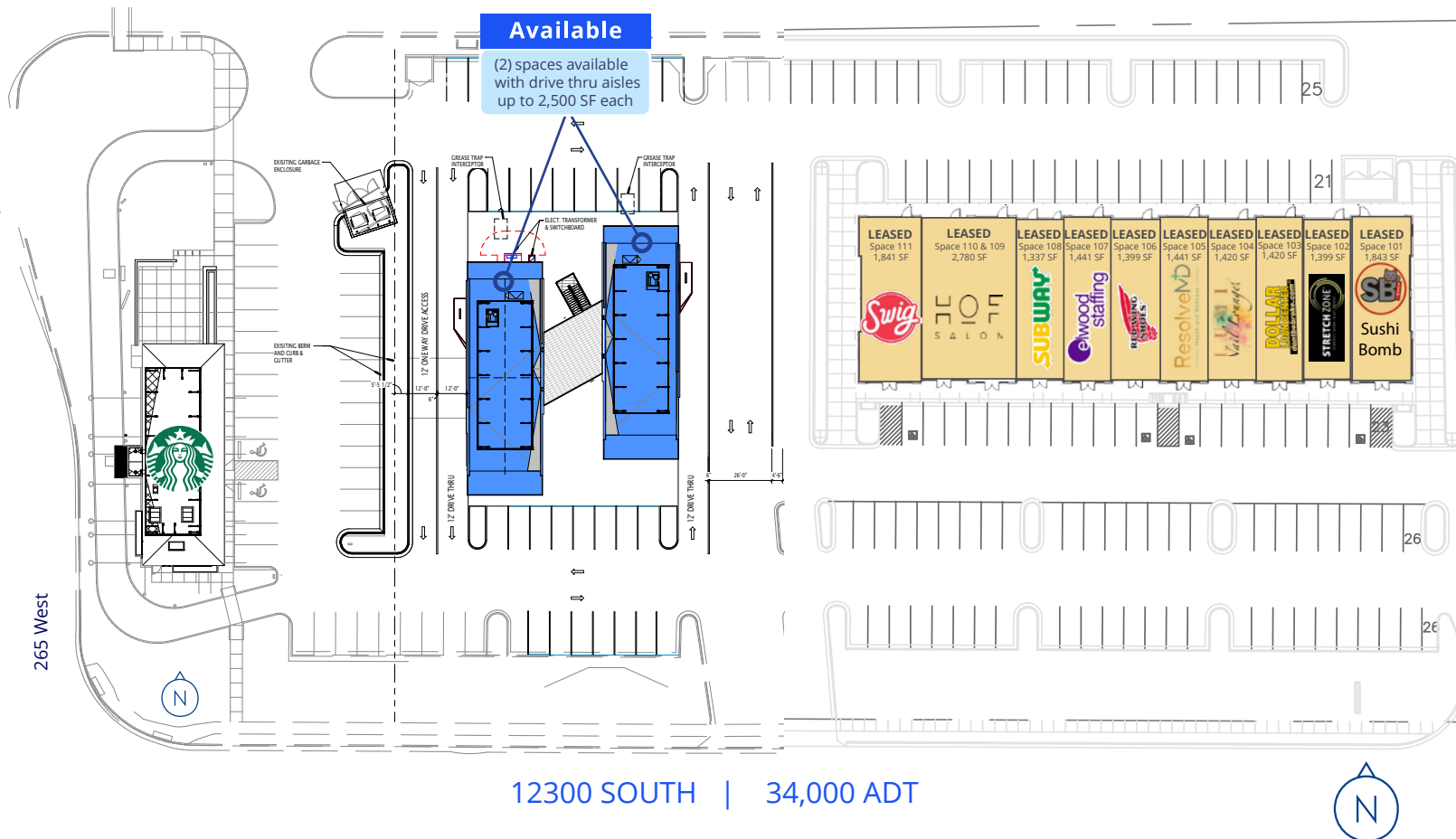
PROPERTY HIGHLIGHTS

- High-image design and architecture
- 40' Pylon sign visible from I-15
- Significant daytime population with three major business parks within minutes of site
- Two signalized intersections provide excellent, full access to the east and west end of site
- 12300 South annual average daily traffic-34,000 cars per day (2024)

FOR LEASE

Lone Peak Retail Center

SITE PLAN



SITE PHOTOS



Key Points 3 Miles



92k

Population
(2025)



1.6%

Population Growth
2025-2030



35.2

Median Age



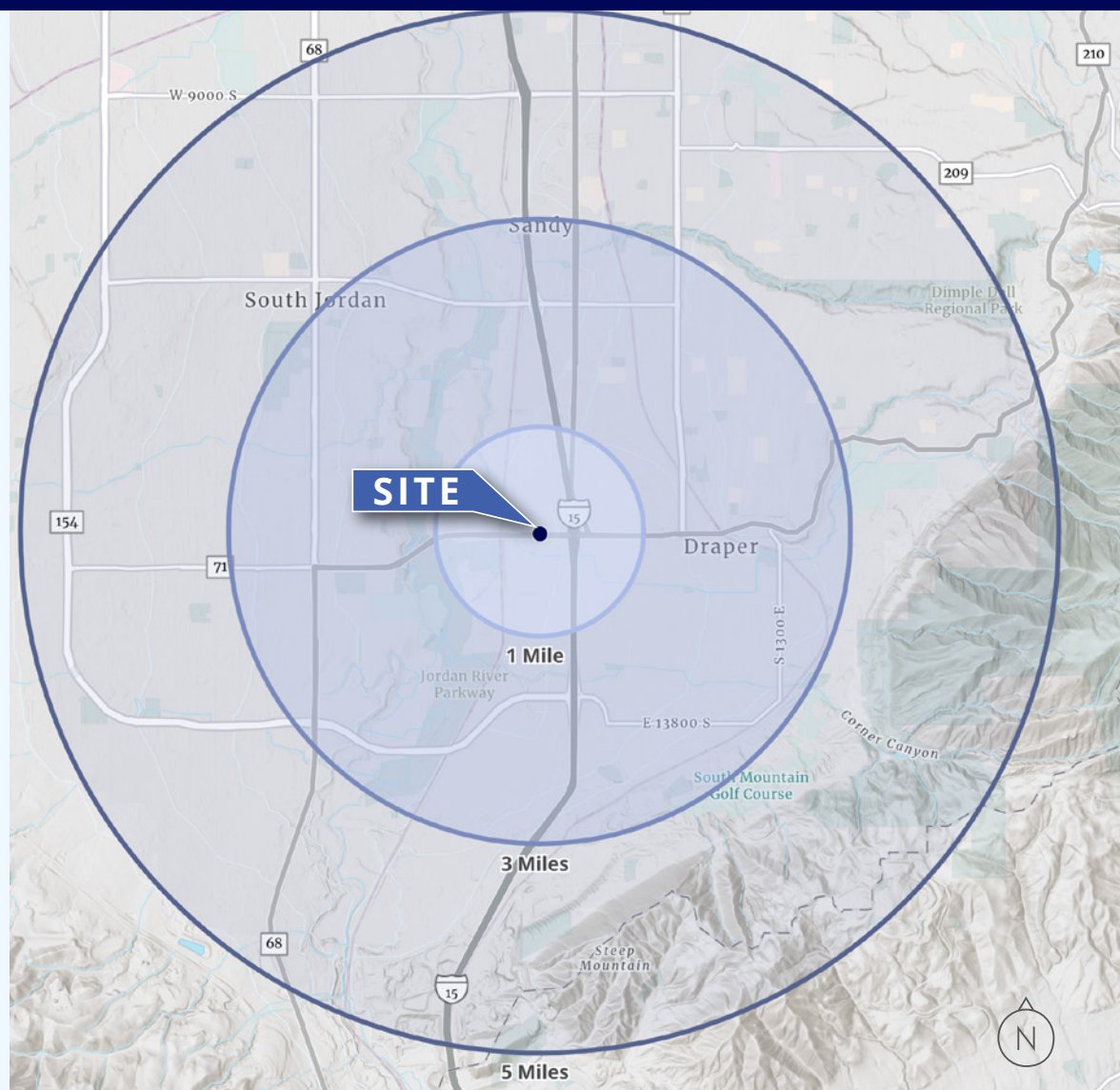
2.91

Average Household
Size

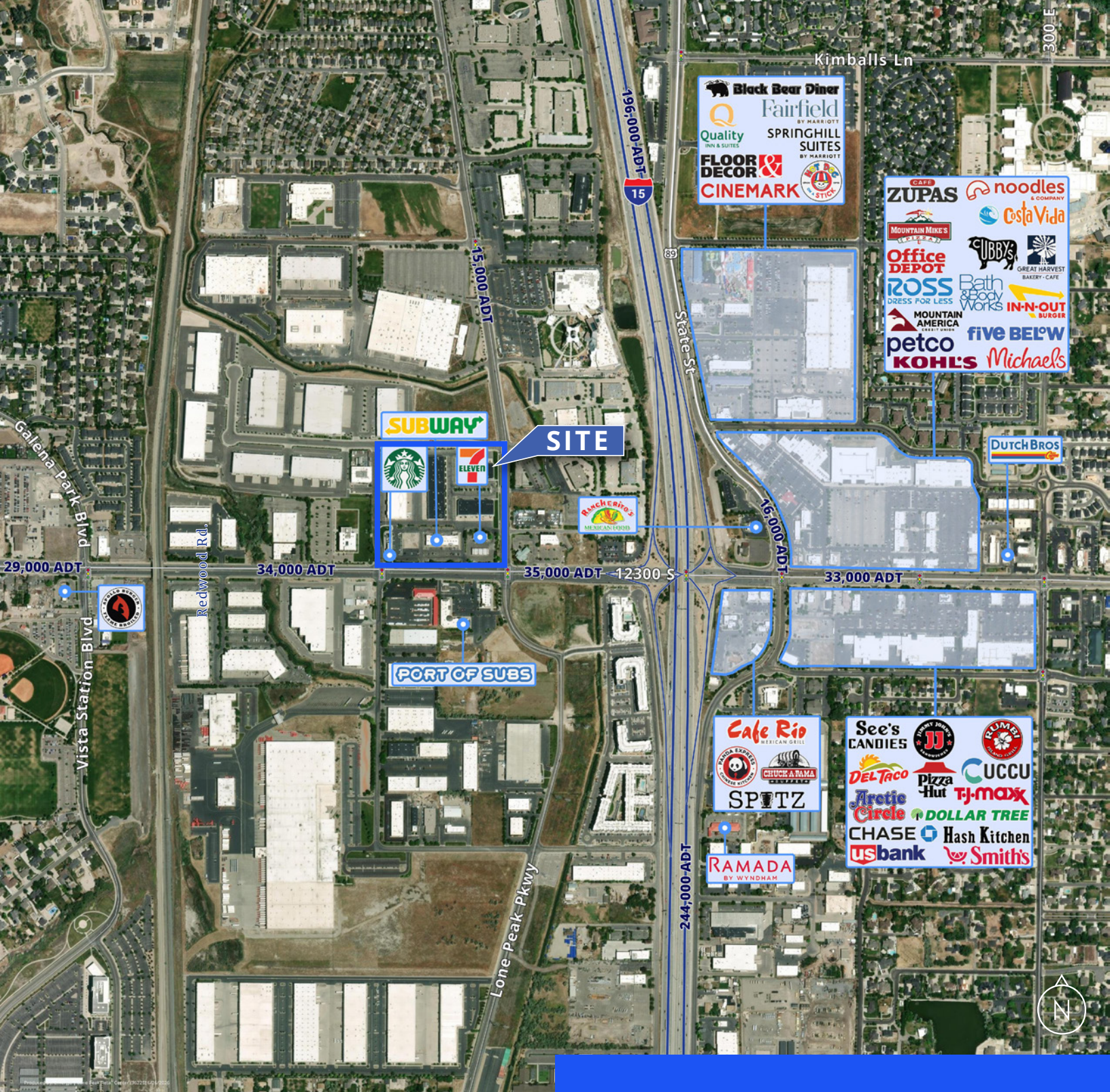


\$162.5k

Average Household
Income



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	7,189	91,635	227,828
2030 Projected	7,627	93,056	231,052
Daytime Population	11,232	54,375	110,000
Households			
2025 Estimated	2,449	30,271	75,349
2030 Projected	2,662	31,602	78,357
Income			
2025 Median HHI	\$113,667	\$123,640	\$125,388
2025 Average HHI	\$146,655	\$162,486	\$163,860
2025 Per Capita	\$52,695	\$53,384	\$54,158



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