



For Lease

The Ridge

Interstate 15 & Highway 92 | Lehi, UT 84043

Property Highlights

- Pads Available for Ground Lease
 - Former Nekter Space - 1,503 SF
 - Former SlapFish Space - 2,111 SF
- Phase 2 Construction Starting Soon!
- Lehi is in the Top 10 Fastest Growing Areas in the nation according to the US Census Bureau
- The Ridge sits within the heart of the Silicon Slopes, exponential residential and commercial growth
- Large freeway expansion taking place just West of The Ridge
- Easy Access from all directions, surrounding cities, and I-15.
- Traffic Counts:
 - I-15: 136,475 ADT
 - Hwy 92: 22,845 ADT

DEVELOPED BY



HOWLAND PARTNERS

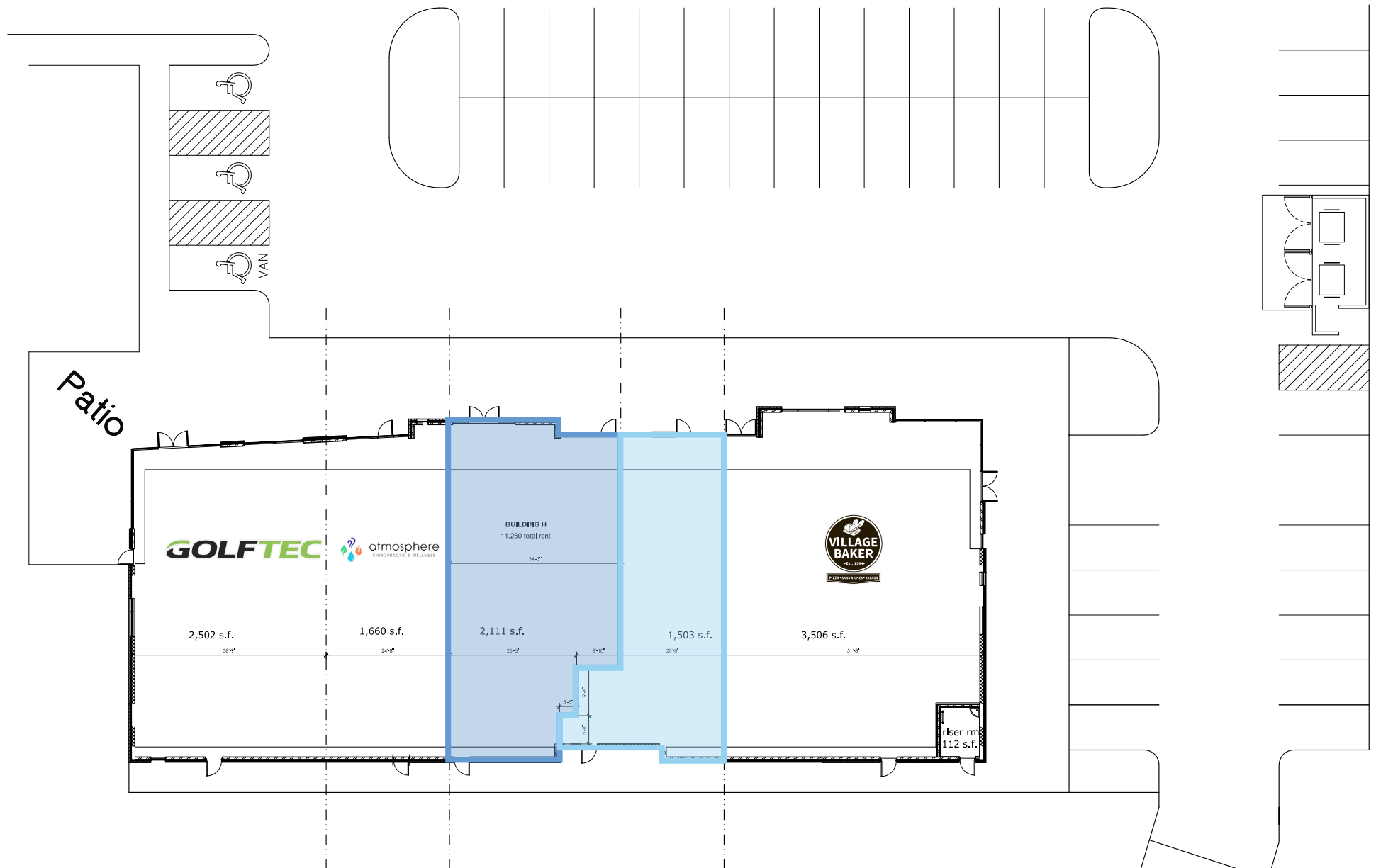
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Site Plan



Building Floor Plan



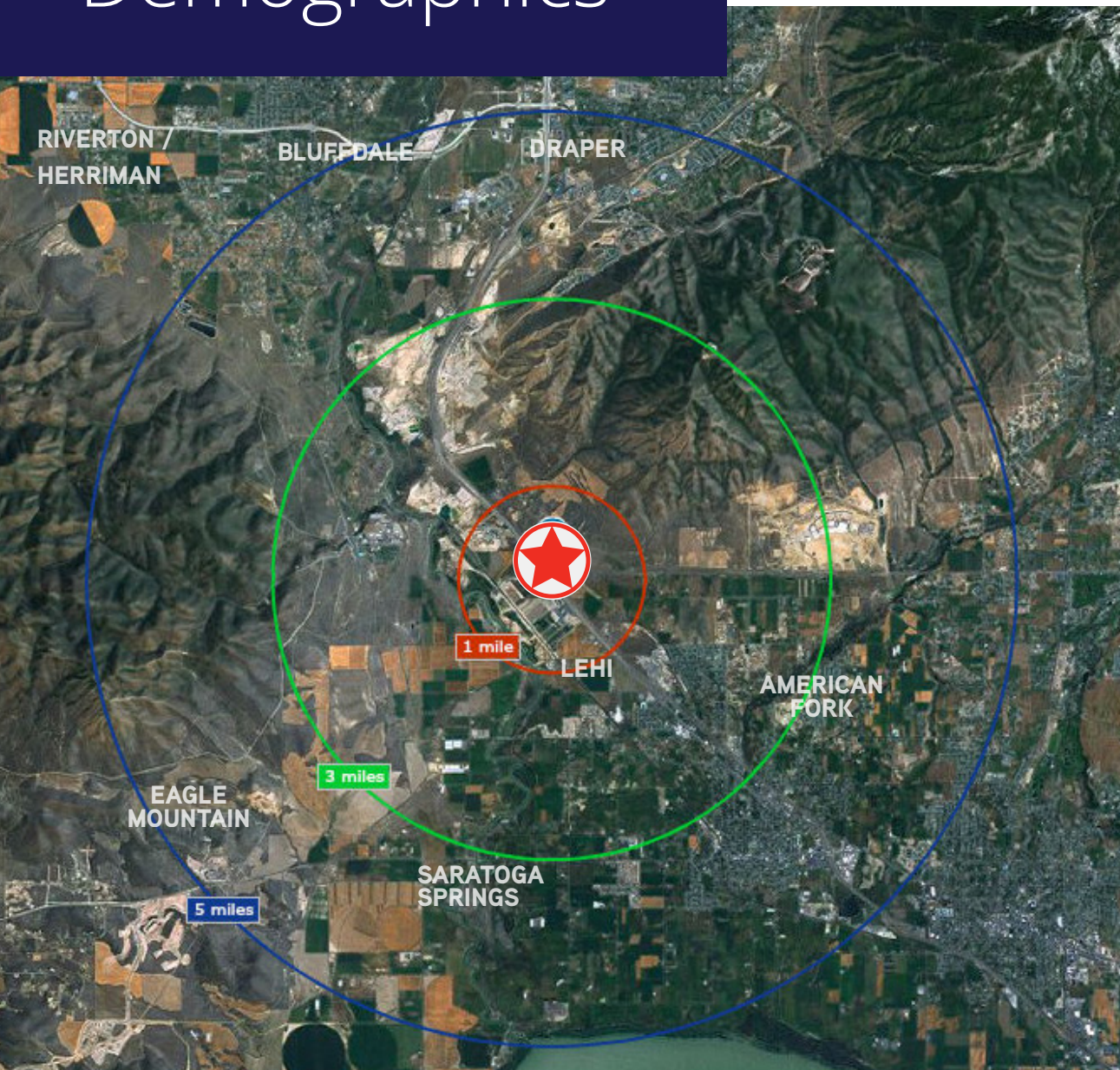
South Facing



North Facing



Demographics



Information provided by ESRI Business Analyst



Population

1 Mile	4,479
3 Miles	52,349
5 Miles	156,278



2029 Projected Population

1 Mile	5,071
3 Miles	60,127
5 Miles	170,241



Median Household Income

1 Mile	\$131,054
3 Miles	\$132,451
5 Miles	\$132,446



Average Household Income

1 Mile	\$160,224
3 Miles	\$168,163
5 Miles	\$166,378



Per Capita Income

1 Mile	\$44,128
3 Miles	\$50,597
5 Miles	\$48,136



Median Age

1 Mile	26.0
3 Miles	29.1
5 Miles	29.9



Households

1 Mile	1,123
3 Miles	15,633
5 Miles	45,343



Average Household Size

1 Mile	3.99
3 Miles	3.34
5 Miles	3.38

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