

Colliers

Intermountain
Primary Children's Hospital
The Child First and Always®
66 beds

Waterbury

Dutch Bros

Osa Vida

McDonald's

Quick Quack
CAR WASH

SITE

Future Phase

2100 North - 41,000 ADT

3600 West

Retail For Lease

Developed By:



Contact:

Zach Beaudry

Executive Vice President
+1 801 947 8319
zach.beaudry@colliers.com

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

Holbrook Farms

NEC 2100 North 3600 West
Lehi, Utah

- Approx. 4 acres on hard corner
- Located in the rapidly growing area of Northern Utah County
- Site is located in close proximity to I-15 and offers excellent visibility & access off of 2100 North
- Next door to newly completed Primary Children's Hospital
- Call for Pricing

Demographics	1 Mile	3 Mile	5 Mile
Population			
2023 Estimated	13,193	72,104	156,868
2028 Projected	18,488	86,212	181,504
Households			
2023 Estimated	4,205	19,855	42,378
2028 Projected	5,946	24,642	50,294
Income			
2023 Median HHI	\$121,714	\$116,094	\$112,953
2023 Average HHI	\$152,315	\$147,214	\$145,482
2023 Per Capita	\$47,269	\$40,644	\$39,520

Accelerating success.

Aerial



NEC 2100 North 3600 West | For Lease

Future Housing

FUTURE HOUSING 2023 | 3rd QUARTER

PROJECT STATUS

Planned

Under Construction*

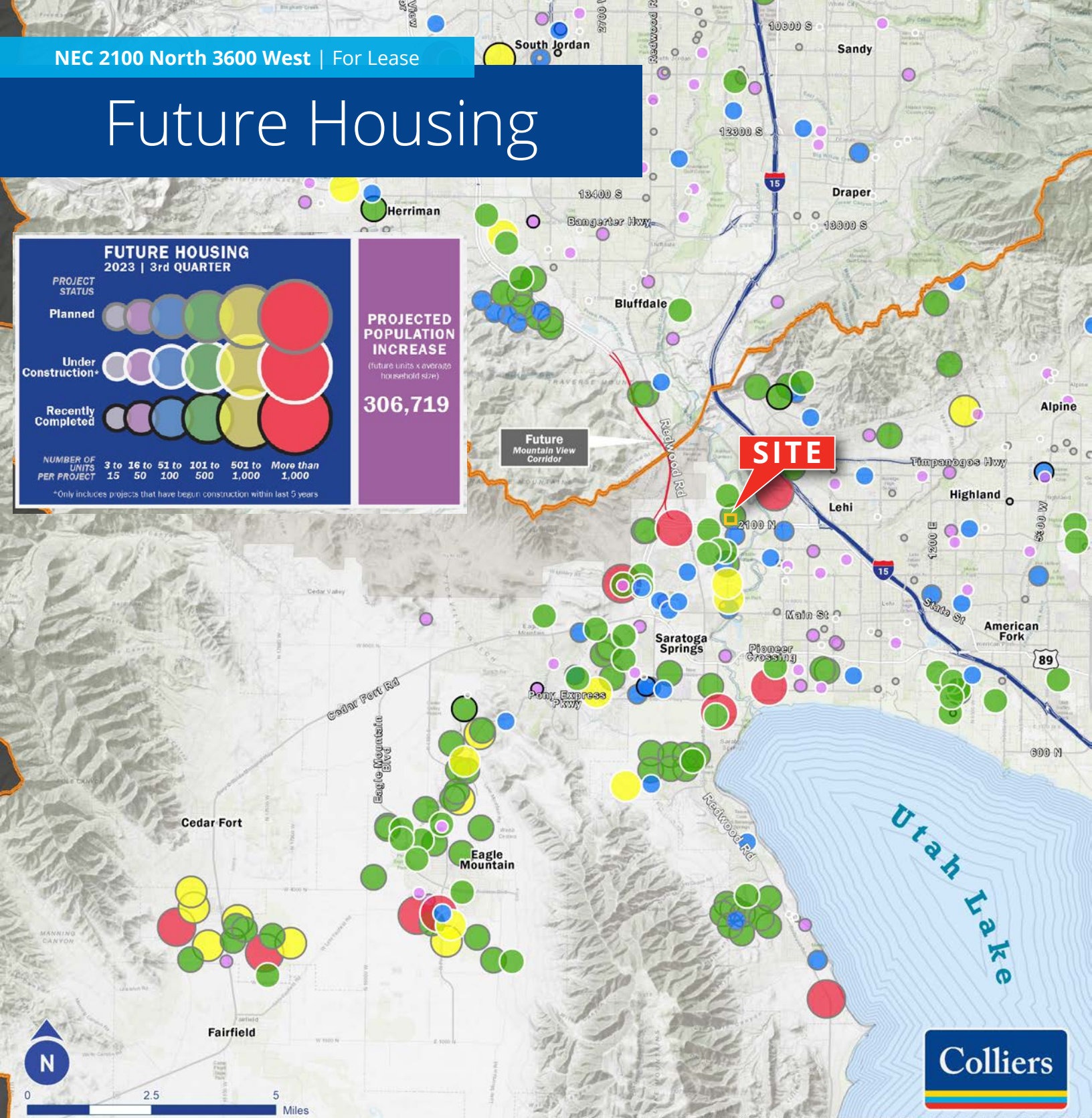
Recently Completed

NUMBER OF UNITS PER PROJECT	3 to 15	16 to 50	51 to 100	101 to 500	501 to 1,000	More than 1,000
Planned	1	1	1	1	1	1
Under Construction*	1	1	1	1	1	1
Recently Completed	1	1	1	1	1	1

*Only includes projects that have begun construction within last 5 years

PROJECTED POPULATION INCREASE (future units x average household size)

306,719



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