



RETAIL FOR LEASE



12805 S REDWOOD ROAD | RIVERTON, UTAH 84065

# PAIGE RETAIL PLAZA

## Lease rates:

- Drive thru \$50.00 PSF (nnn)
- End cap \$42.00 PSF (nnn)
- Inline \$37.00 PSF (nnn)
- Nnn = \$6.50 PSF
- 1,700 - 10,000 Available for lease

## Property highlights:

- Modern first generation build for national and local businesses
- Drive thrus available
- High demand location
- Adjacent to the riverton city building

## Nearby tenants:



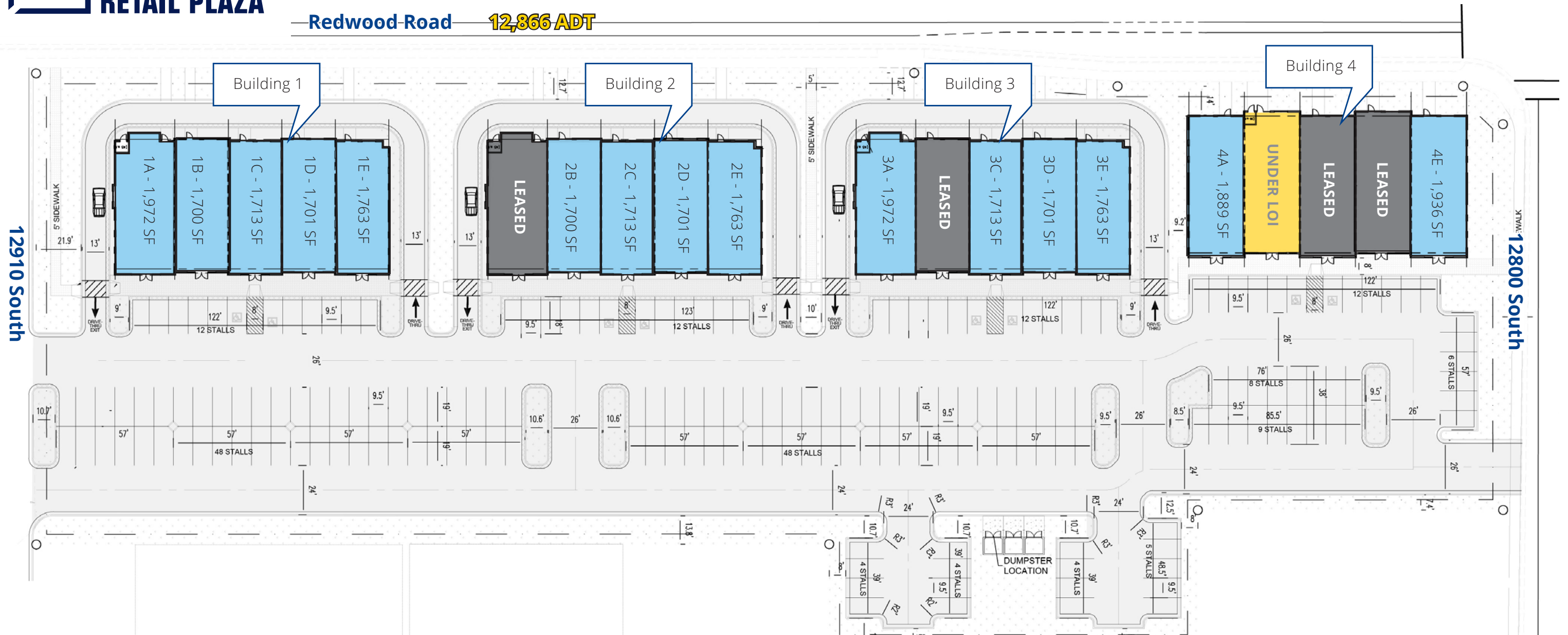
# PAIGE RETAIL PLAZA

Redwood Road 12,866 ADT

Available

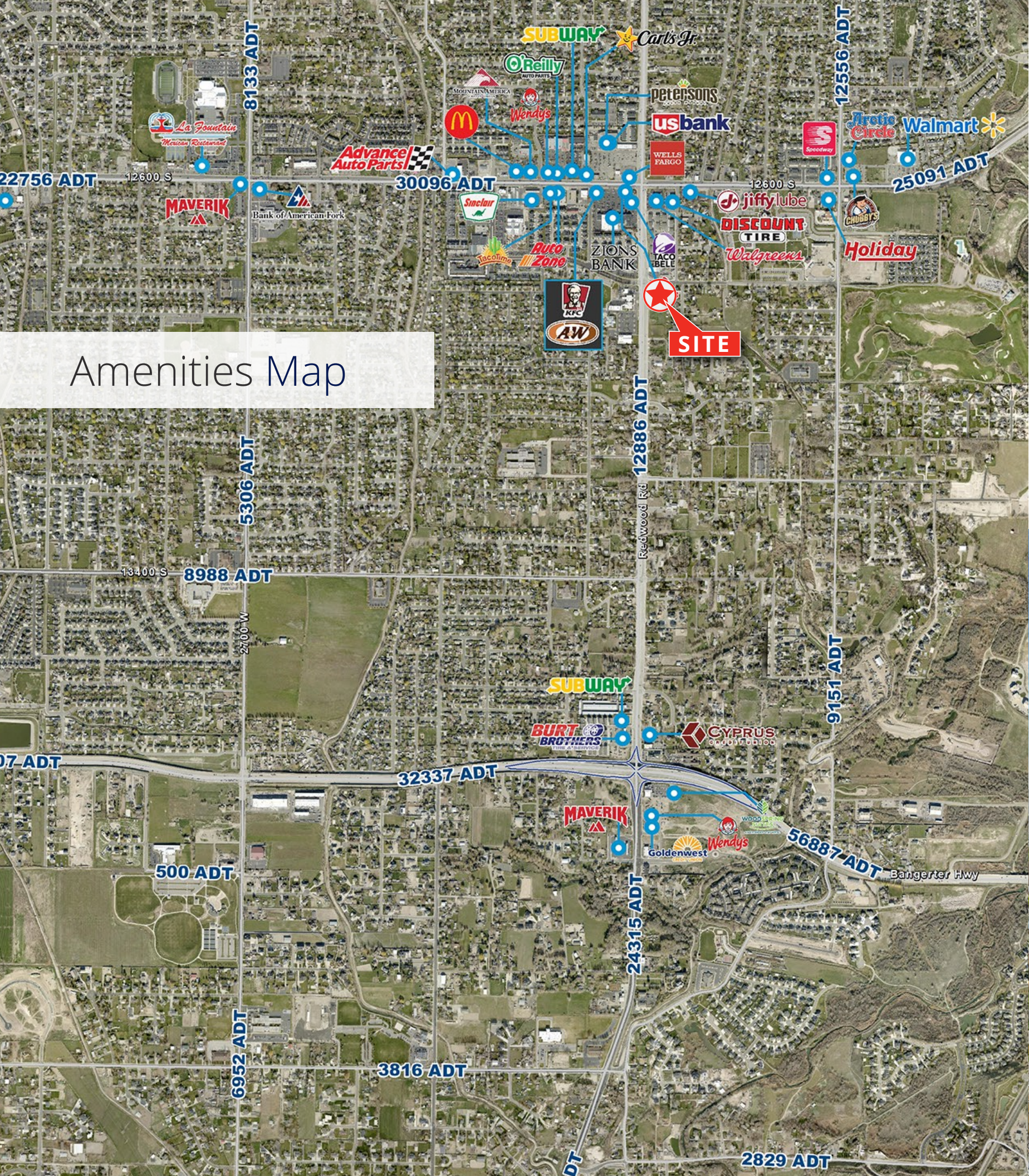
Under L.O.I.

Leased



Construction Photo Updated April 2025





Amenities Map

# PAIGE RETAIL PLAZA



| Demographics      | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Population        |           |           |           |
| 2024 Population   | 11,276    | 80,361    | 268,976   |
| 2029 Projected    | 11,102    | 81,180    | 273,205   |
| Households        |           |           |           |
| 2024 Population   | 3,702     | 23,754    | 84,121    |
| 2029 Projected    | 3,738     | 24,676    | 87,767    |
| Income            |           |           |           |
| 2024 Median HHI   | \$113,390 | \$133,365 | \$122,788 |
| 2024 Average HHI  | \$137,735 | \$166,269 | \$156,581 |
| Per Capita Income | \$44,656  | \$49,296  | \$48,902  |

Construction Photo Updated April 2025





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