

Colliers

DUTCH BROS

Quick Quack
CAR WASH
Don't Drive Dirty.com

Costa Vida

Liberty Hills
Elementary School



Intermountain
Primary Children's Hospital
"The Child First and Always"
66 Beds

2100 North - 42,000 ADT

MAVERIK Little Caesars WING STORM TRUCK-N-BUN CAR WASH SPIN

Smith's
Marketplace
NOW OPEN

Retail For Lease

Holbrook Farms

NEC 2100 North 3600 West
Lehi, Utah

- Pads For Lease
- 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
- Smith's Marketplace under construction on adjacent corner
- Call for Pricing

Demographics



Population

2025 Estimated
2030 Projected

1 Mile

13,365
15,293

3 Mile

77,412
85,631

5 Mile

167,615
187,473



Households

2025 Estimated
2030 Projected

1 Mile

4,404
5,167

3 Mile

22,205
25,435

5 Mile

46,684
53,674



Income

2025 Median HHI
2025 Average HHI
2025 Per Capita

1 Mile

\$151,427
\$174,703
\$56,080

3 Mile

\$133,874
\$161,821
\$46,622

5 Mile

\$132,555
\$160,123
\$44,771

Developed By:



BOYER



Gardner

Contact:

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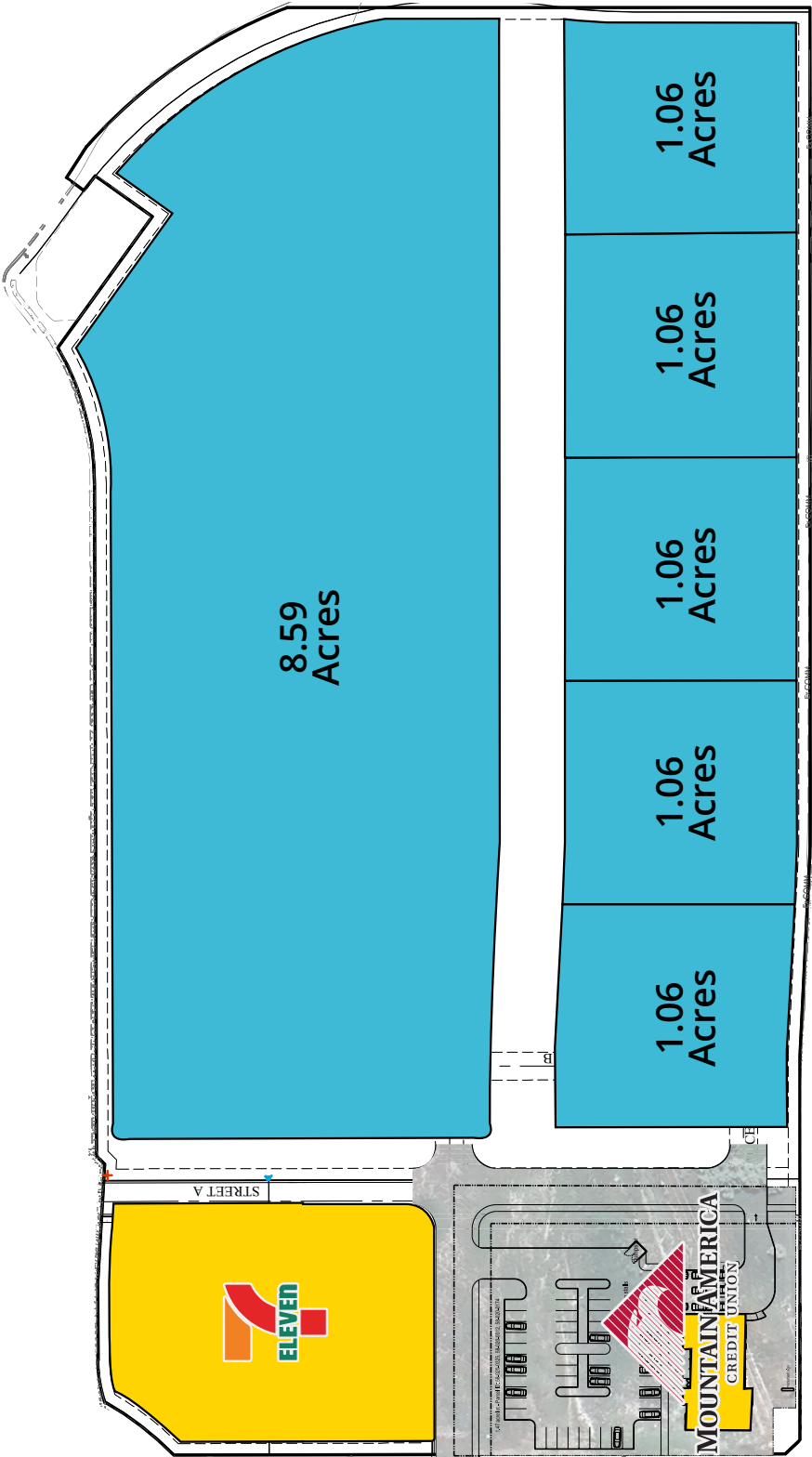
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
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Site Plan

= Under Contract/ Lease Negotiations

= Signed LOI

= Available



Aerial



Riverton

NEC 2100 North 3600 West | For Lease

Future Housing

Bluffdale

arter Hwy

Draper

Salt Lake County
Utah County

Alpine

Timpanogos Hwy

Highland

Lehi

SITE

State St

100 E

American Fork
Pleasant

500 E

70

Saratoga Springs

Redwood Rd

rt Rd

Eagle Mountain

FUTURE HOUSING

2025 | 3rd QUARTER
Heat Shows The Density of
Housing Growth

High

High concentration
indicates more units
that are planned or
under construction.

Low

Low concentration
indicates fewer units
that are planned or
under construction.

PROJECTED POPULATION

(2030)
828,589

CURRENT POPULATION

(2025)
752,570

FUTURE HOUSING PERMIT

28,636

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