



Grey Shell Delivery Available Immediately!

Crossroads Blvd - 17,000 ADT

Retail For Lease

Property Highlights

1,367 - 4,491 SF
Available

Drive Thru: \$50/SF

End Cap: \$45/SF

Inline: \$40/SF

NNN \$7 PSF

- Grey shell delivery
Available immediately
Buildings: 1, 3, 8 & 9
Q3 2025 Delivery
Building: 2
Q2 2026 Delivery
Buildings: 6 & 7
- Exceptional Current and Projected Residential and Commercial growth
- Pylon Signage Available
- Two Smooth Ingress and Egress Access Points into the Development
- Fastest growing city in the State of Utah

Steele Ridge
Plaza

227 - 333 E. Crossroads Blvd.
Saratoga Springs, Utah 84043

Contact

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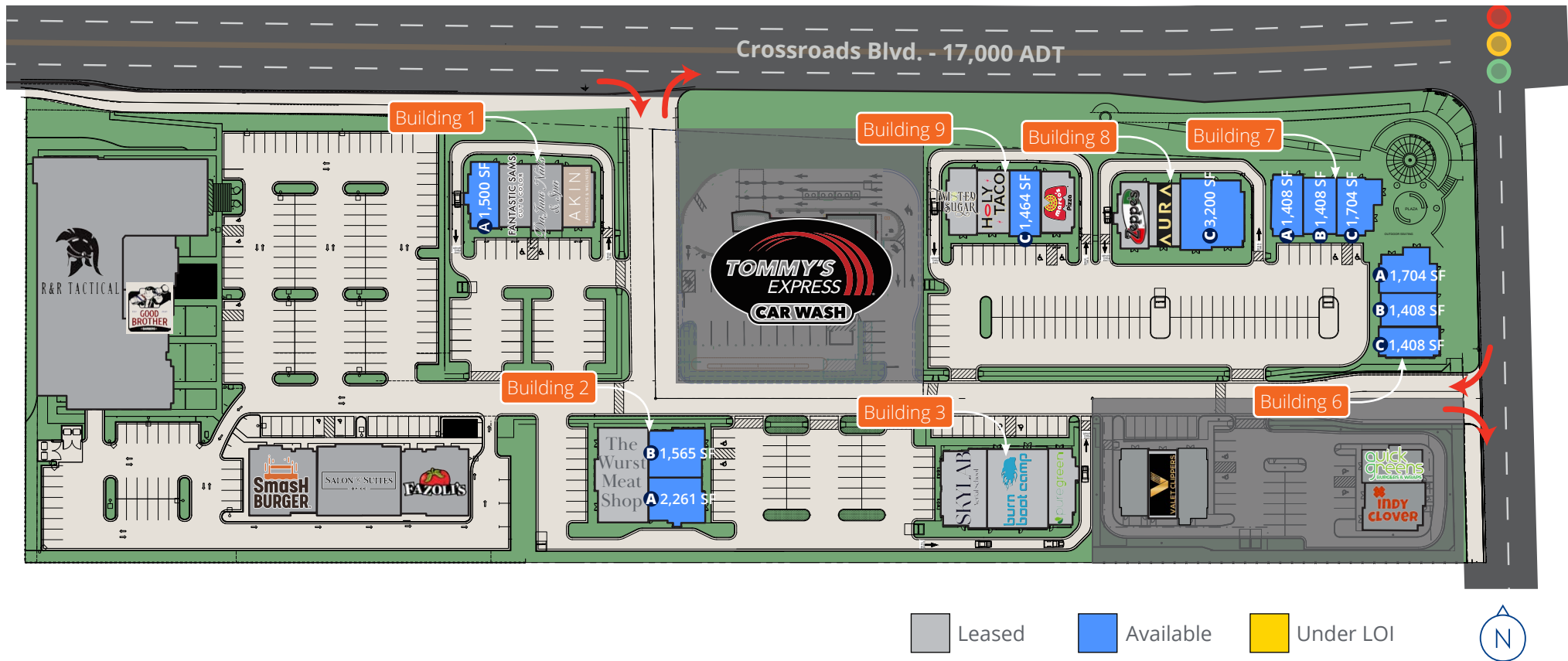
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Steele Ridge Plaza

Colliers

Site Plan



Steele Ridge Plaza

May 2025 Construction Updates





Key Points



78+

Population in 3-Mile
Radius



27.7

Median Age



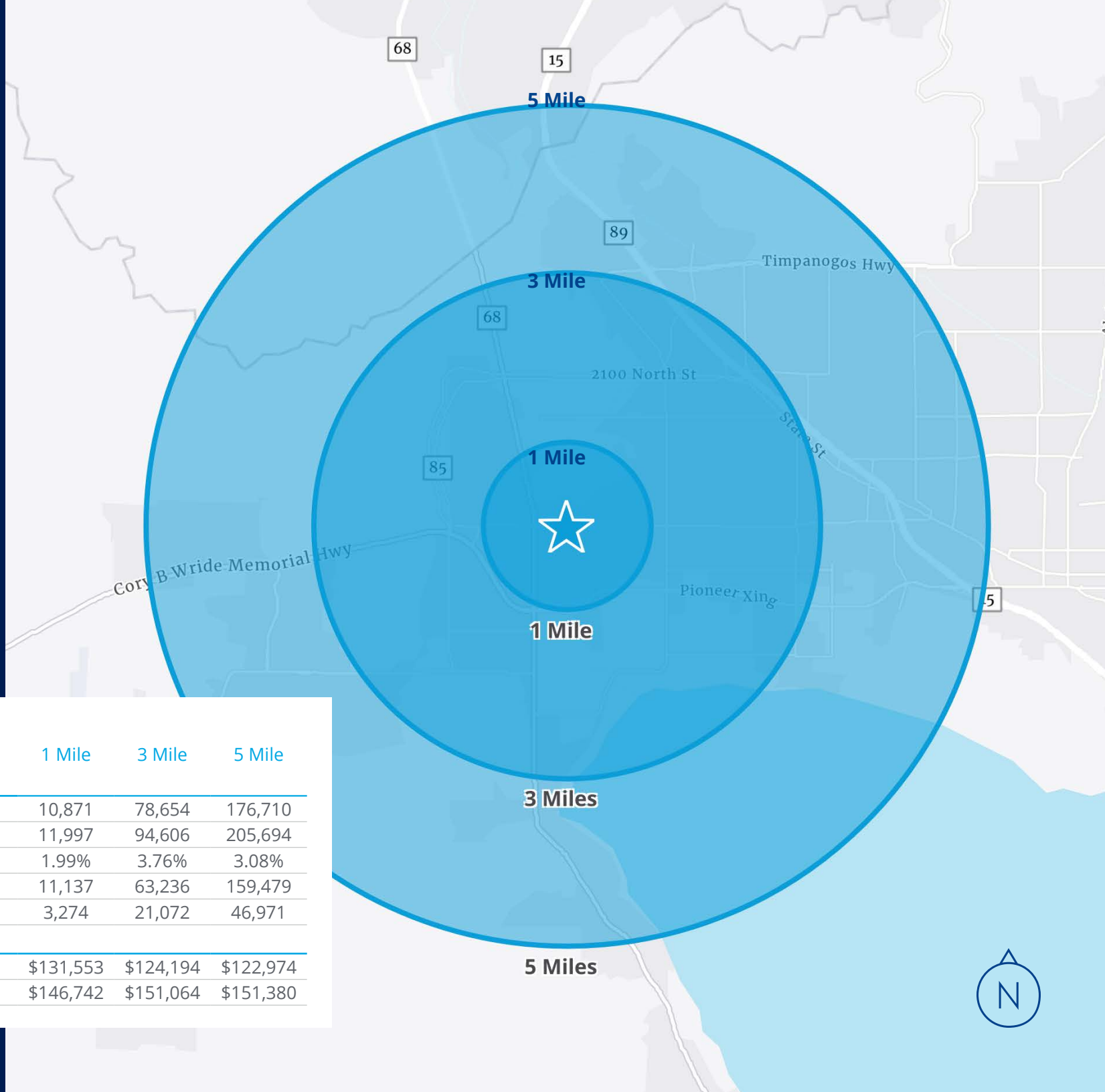
3.76%

Population Growth
by 2029



\$124k+

Median Household
Income



2024

Demographics

Population

	1 Mile	3 Mile	5 Mile
Total Population	10,871	78,654	176,710
2029 Projected	11,997	94,606	205,694
2023-28 Annual Growth Rate	1.99%	3.76%	3.08%
Daytime Pop.	11,137	63,236	159,479
Households	3,274	21,072	46,971

Income

	1 Mile	3 Mile	5 Mile
Median HHI	\$131,553	\$124,194	\$122,974
Average HHI	\$146,742	\$151,064	\$151,380

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