

RETAIL FOR LEASE



12805 S Redwood Road | Riverton, UT 84065



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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Modern First generation build for national and local businesses
- Drive thrus availalbe
- High demand location
- Adjacent to the Riverton City building
- 4 Buildings | 36,000 Total SF
- 1,701 - 17,678 SF Availalbe

LEASE RATES

- Drive thru \$45.00 PSF (OBO)
- End cap \$40.00 PSF (nnn)
- Inline \$38.00 PSF (nnn)
- NNN = \$6.50 PSF

PAIGE
RETAIL PLAZA

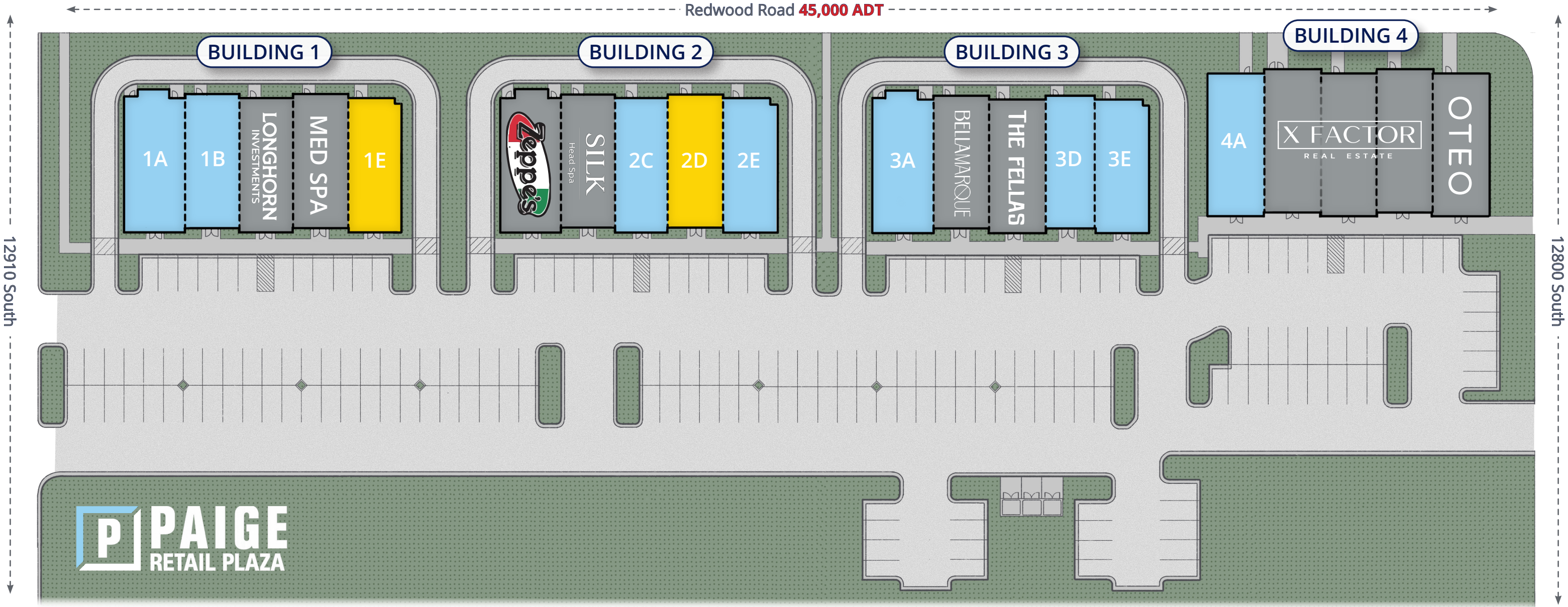


PROPERTY SITE PLAN

Available

Leased

Under LOI



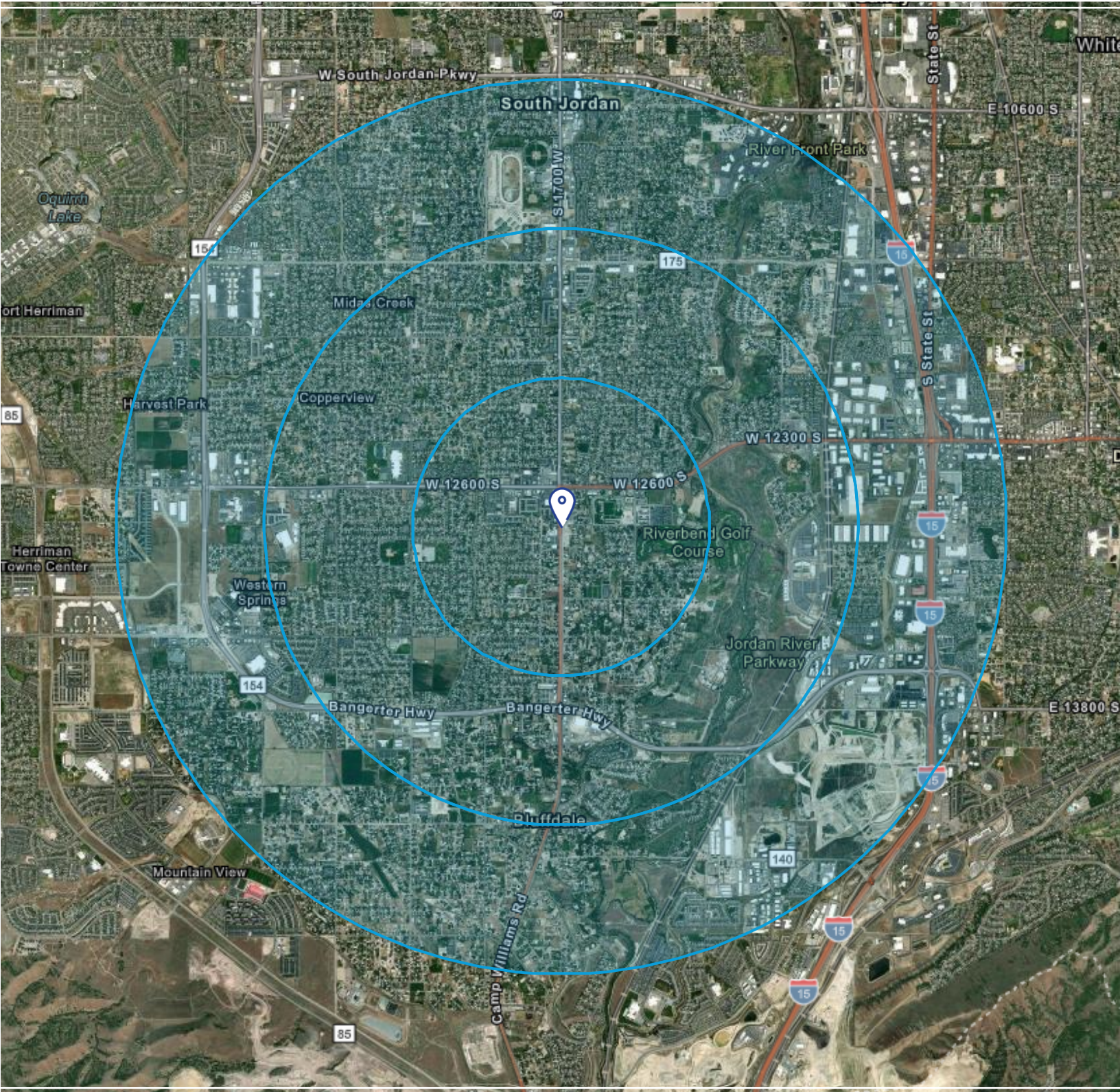
BUILDING 1	8,849 SF
1A	1,972 SF
1B	1,700 SF
1C	1,713 SF
1D	1,701 SF
1E	1,763 SF

BUILDING 2	8,849 SF
2A	1,972 SF
2B	1,700 SF
2C	1,713 SF
2D	1,701 SF
2E	1,763 SF

BUILDING 3	8,849 SF
3A	1,972 SF
3B	1,700 SF
3C	1,713 SF
3D	1,701 SF
3E	1,763 SF

BUILDING 4	9,461 SF
4A	1,889 SF
4B	1,874 SF
4C	1,886 SF
4D	1,876 SF
4E	1,936 SF

LOCATION OVERVIEW



MARKET DEMOGRAPHICS



POPULATION
(5 MILE)

271,947



MEDIAN HOUSEHOLD
INCOME (5 MILE)

\$129,771



HOUSEHOLDS
(5 MILE)

87,593



TOTAL EMPLOYEES
(5 MILE)

96,900

RIVERTON DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,534	82,073	271,947
HOUSEHOLDS	3,967	24,926	87,593
MEDIAN HOUSEHOLD INCOME	\$113,375	\$135,855	\$129,771
MEDIAN AGE	35.7	33.8	32.7
TOTAL BUSINESSES	388	2,765	7,442
TOTAL EMPLOYEES	2,983	37,919	96,900

AGE DISTRIBUTION (5 MILES)

15 - 24		13.7%
25 - 34		16%
35 - 44		14.9%
45 - 54		12.4%
55 - 64		8.4%
65+		14.7%

ANNUAL HOUSEHOLD SPENDING (5 MILES)

Apparel and Services	\$3,344
Computers and Hardware	\$286
Eatiting Out	\$5,891
Health Care	\$10,043
Groceries	\$9,778



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