EAGLE MOUNTAIN, UT 84005
7200 NORTH AND 4100 EAST

PROPERTY INFORMATION
- $11-$14 PSF
- 14 Acres of frontage property along Pony Express
- Mixed Use Commercial: Professional Office, Retail, Industrial (in conjunction with commercial)

HIGHLIGHTS
- Great visibility along Pony Express
- Surrounded by large residential PUDs in an area that is growing exponentially.
- 2014 Traffic Count: 16,135
- Drive-throughs permitted on corner pads
- All utilities are in the street
- Land can be divisible

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td></td>
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<tr>
<td>Total Population:</td>
<td>2,968</td>
<td>32,454</td>
<td>115,545</td>
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<tr>
<td>Households</td>
<td></td>
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<tr>
<td>Total Households:</td>
<td>721</td>
<td>7,993</td>
<td>30,310</td>
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<tr>
<td>Income</td>
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<tr>
<td>Average HH Income:</td>
<td>$71,216</td>
<td>$74,618</td>
<td>$80,109</td>
</tr>
</tbody>
</table>

*Information provided from 2010 Census

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SHOPPING AND RETAIL

LAND

FOR SALE

$11-$14 PSF

Six Sisters Deli & Grille

ASIAN CAFE

Revere Health Eagle Mountain Clinic Family Medicine

Village Pizza

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