AVAILABLE

LOI

RANCHES CROSSING

3593 E Ruby Ln Eagle Mountain, UT 84005
Single Level Units Available Now!

ia Investment Realty
ADVISORS

ELLIOT ABEL
President of Commercial Leasing
435.485.7070
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2,400 - 13,750 SF of Retail Space

PROPERTY SUMMARY

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Pad 1

Pad 3

Pad 2

Pad 4

PROPERTY DESCRIPTION

Welcome to Ranches Crossing, a brand new/to-be-built retail commercial property located in the booming Eagle Mountain retail neighborhood district. This development will feature roughly 25,600 sq ft of build to suit retail space, multiple configurations available, with exclusivity. The property features ample parking spots. Tenant improvements are flexible, and there is plenty of room for signage. Don't miss this opportunity to secure a prime location for your business. Average daily traffic on SR 73 is 11,000 Cars per day, and the average daily traffic along Pony Express is 18,000 Cars per day. This is a high traffic intersection in a rapidly growing market.

LOCATION DESCRIPTION

Pad 1: Up to 13,750 Square feet of building space. Retail Strip Center with ample parking, this building pad can be demised into 2,000 SF Units.

Pad 2: Dedicated drive through opportunity. A 3,400 Square foot structure. High traffic drive through location with ample parking.

Pad 3: High traffic corner pad. Ideal pad for a restaurant user. Accepting LOI's. To date there is significant interest in this pad, inquire today.

OFFERING SUMMARY

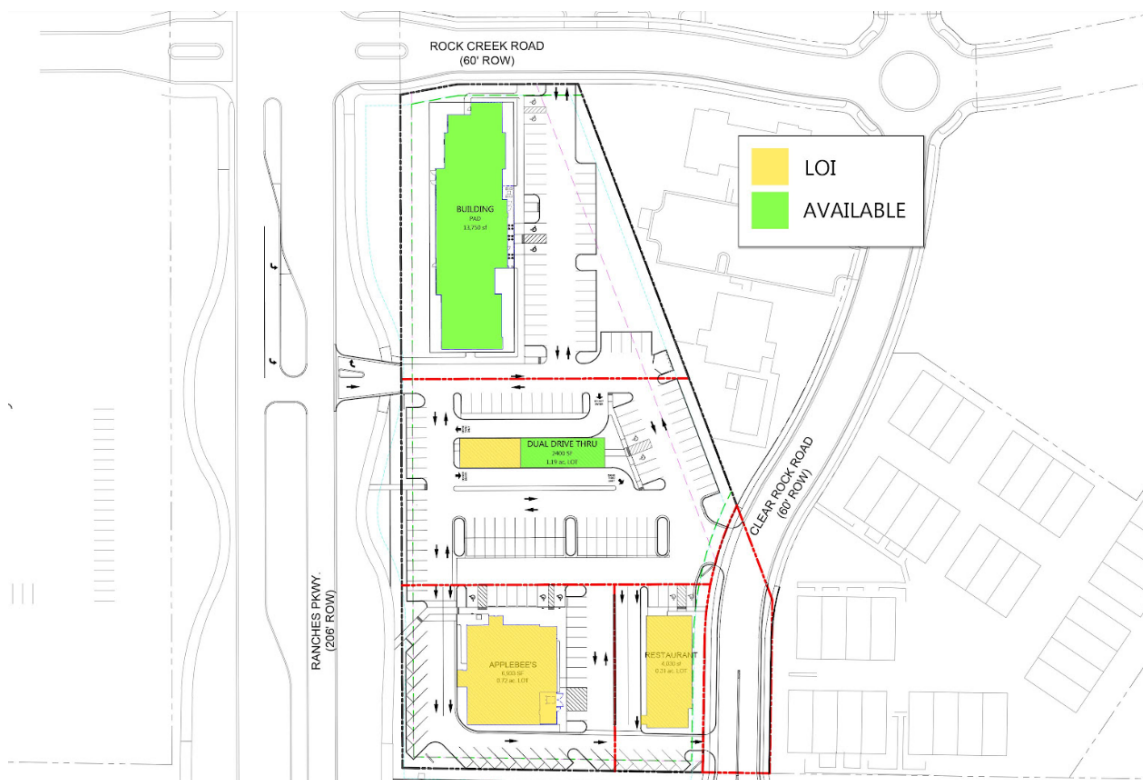|	
Lease Rate:	$28 - $66 sf/yr
Lease Type:	NNN - BTS
Number of Units:	3
Available SF:	2,400 - 13,750 SF
Lot Size:	3.74 Acres
Parking Ratio:	7/1,000
ADA Parking Stalls:	8
Total Parking Stalls:	178
ADA Compliant:	Yes
AADT:	18,000
Lease Term:	3-10+ years
Available Date:	Q1 2025

ELLIOT ABEL
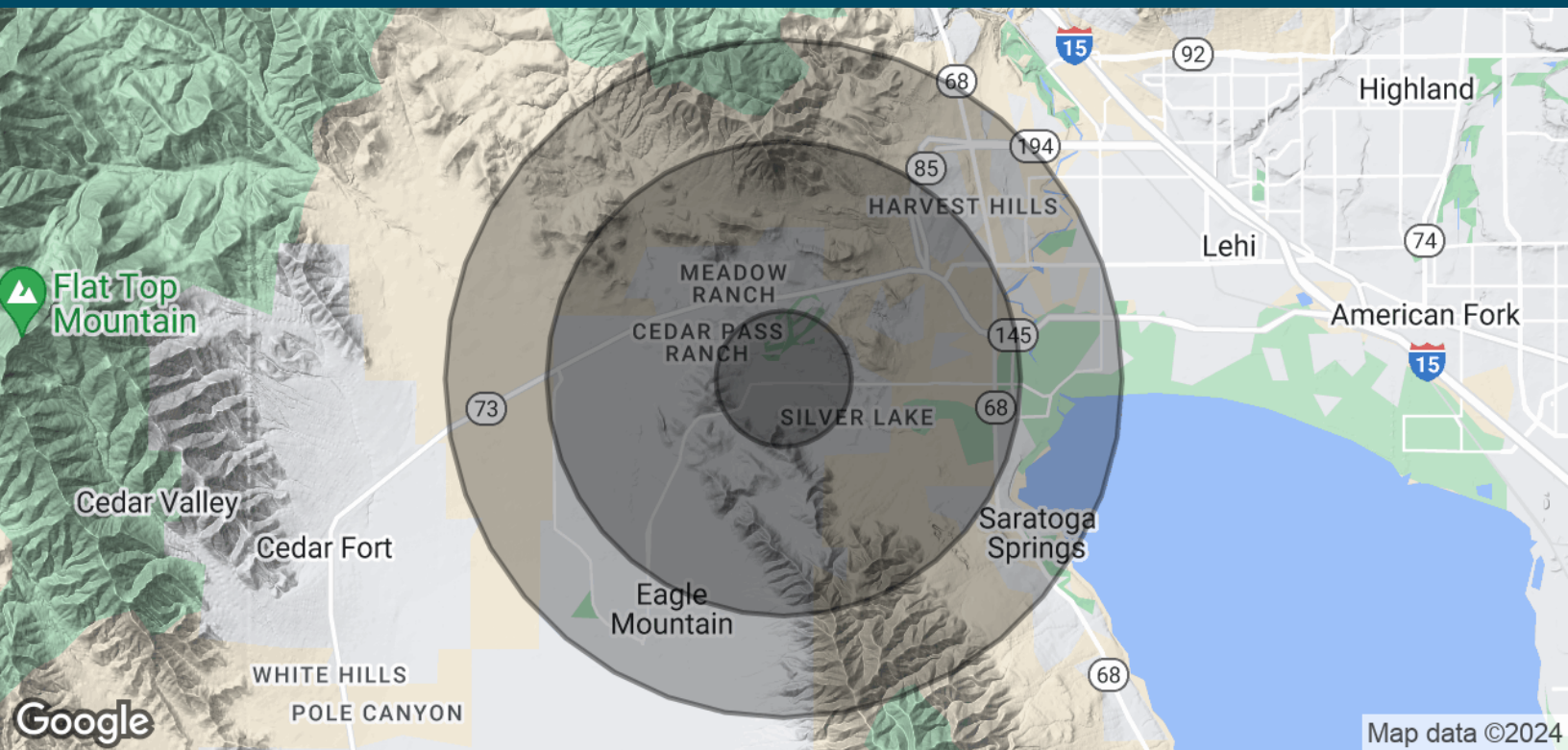President of Commercial Leasing
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PAD 1

13,750 SF Retail
Min 1,350 SF

PAD 2

2,400 SF Retail
Drive Thru

ROCK CREEK ROAD
(60' ROW)

LOI

AVAILABLE

BUILDING
PAD
13,750 sf

DUAL DRIVE THRU
2400 SF
1.49 ac. LOT

CLEAR ROCK ROAD
(60' ROW)

RANCHES PKWY.
(206' ROW)

APPLEBEE'S
6,933 SF
0.72 ac. LOT

RESTAURANT
4,000 sf
0.25 ac. LOT

PAD 2

2,400 SF Retail
Drive Thru

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3.5 MILES	5 MILES
Total Population	10,899	40,426	63,115
Average Age	19.0	18.4	20.3
Average Age (Male)	18.6	18.9	20.1
Average Age (Female)	19.6	18.3	20.3

HOUSEHOLDS & INCOME	1 MILE	3.5 MILES	5 MILES
Total Households	2,528	9,331	15,345
# of Persons per HH	4.3	4.3	4.1
Average HH Income	$90,371	$94,074	$98,008
Average House Value	$321,475	$341,278	$348,577

2020 American Community Survey (ACS)

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LOCATION MAP

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A D V I S O R S

CHASE

Olive Garden
ITALIAN KITCHEN

SUBWAY

WELLS FARGO

DUTCH BROS

Domino's Pizza

Alpine
CREDIT UNION

PAPA JOHNS
Better Ingredients. Better Pizza.

US bank

Chili's

TAQUERIA 27

Beans & Brews
COFFEE HOUSE

7 ELEVEN

STARBUCKS COFFEE

noodles & company

McDonald's

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PAD 2

2,400 SF Retail Drive Thru

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