

Cedar Hills Shops **FOR LEASE**



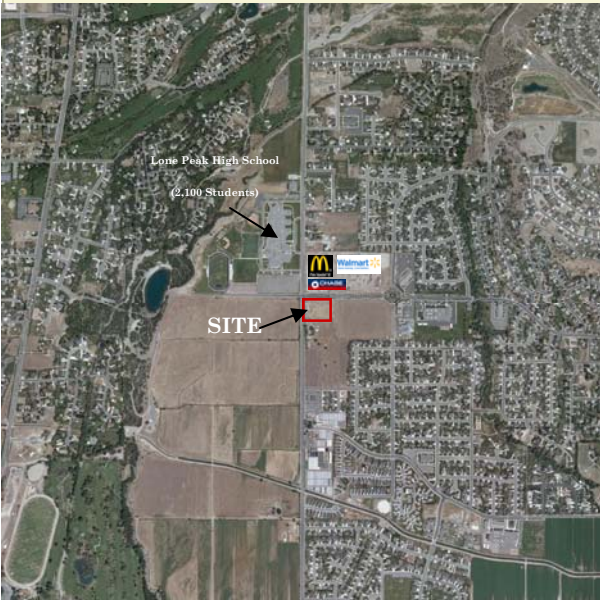
4800 West Cedar Hills Drive • Cedar Hills, Utah

Surrounding Businesses:



*Lone Peak
High School*

Located across the street from Wal-Mart and Lone Peak High School, The Cedar Hills Shops has the only small shop space in Cedar Hills! We have 1,100 - 6,600 sf available. Lone Peak High School has 2,100 students with an open campus lunch. This is the perfect location for a quick serve restaurant.



Demographics

Population	1 Mile	3 Mile	5 Mile
2010 Estimate	13,326	61,404	127,549
2015 Projection	15,880	73,282	151,168
Households			
2010 Estimate	3,061	14,762	32,557
2015 Projection	3,671	17,6730	38,651
Income			
2010 Est. Avg HH	\$109,334	\$104,168	\$90,502
2010 Est. Med. HH	\$87,707	\$85,127	\$73,360
2010 Est. Per Cap.	\$25,134	\$25,101	\$23,156

Contact:

Lisa Vandersteen 801.741.4530
lisav@amsource.com

More information available online at www.amsource.com



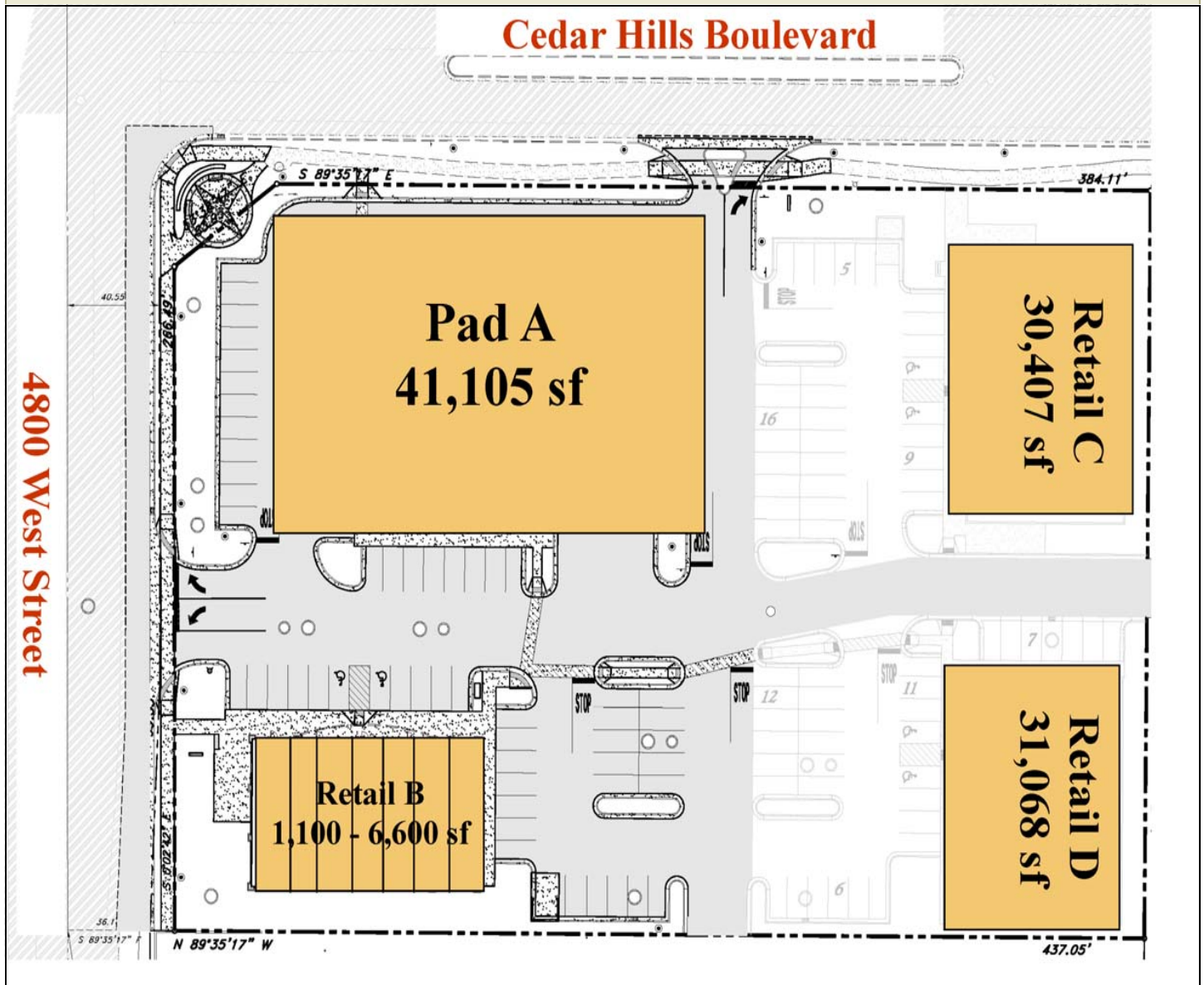
358 South Rio Grande, Suite 200
Salt Lake City, Utah 84101
ph 801.994.7000 fax 801.532.2109

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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Site Information:

- Retail B: \$25.00 - 28.00 psf
- Ground lease rates: \$50,000 - 80,000 per year



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