

FOR LEASE



PROPERTY DETAILS

12358 S. Pony Express Rd., Draper, UT 84020

- Two Retail Spaces Available:
 - Unit One: 2,850- 5,700 SF
- Ground Level Retail surrounded by 871 Unit Apartment Complex
- NNN \$2.50 PSF
- Warm Grey Shell Delivery
- Immediate Access to I-15
- Great Visibility from 12300 South
- Contact a Listing Agent for Lease Rates
- Traffic Counts:
 - 12300 S: 34,567 ADT
 - I-15: 243,654 ADT

2025 DEMOS



EST. POPULATION

1 MILE » **9,699**
 3 MILE » **90,992**
 5 MILE » **219,277**



EST. HOUSEHOLDS

1 MILE » **3,452**
 3 MILE » **29,099**
 5 MILE » **71,718**



EST. AVERAGE HH INCOME

1 MILE » **\$130,276**
 3 MILE » **\$159,165**
 5 MILE » **\$162,465**

NEWMARK

MOUNTAIN WEST

RYAN GUGGENHEIM

rguggenheim@newmarkmw.com

direct 216.644.3909

[View Profile](#)

RYAN STEWART

rstewart@newmarkmw.com

direct 801.578.5541

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

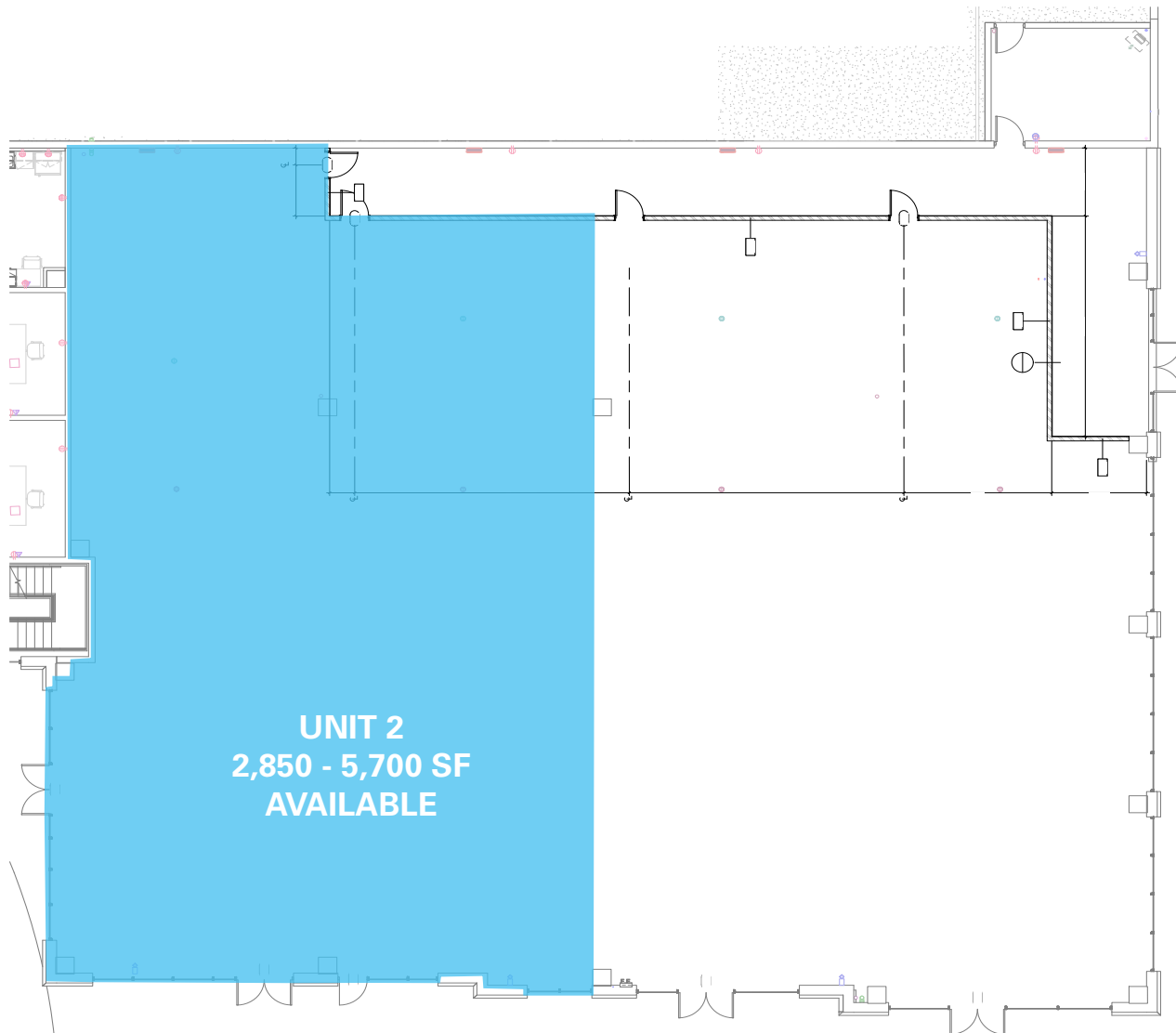
312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

| SITE PLAN



NEWMARK

 MOUNTAIN WEST

RYAN GUGGENHEIM

rguggenheim@newmarkmw.com

direct 216.644.3909

[View Profile](#)

RYAN STEWART

rstewart@newmarkmw.com

direct 801.578.5541

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

NEWMARK

 MOUNTAIN WEST

RYAN GUGGENHEIM

rguggenheim@newmarkmw.com

direct 216.644.3909

[View Profile](#)

RYAN STEWART

rstewart@newmarkmw.com

direct 801.578.5541

[View Profile](#)

2,850 - 5,700 SF AVAILABLE

**Monument Sign
(Visible to I-15)**

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

