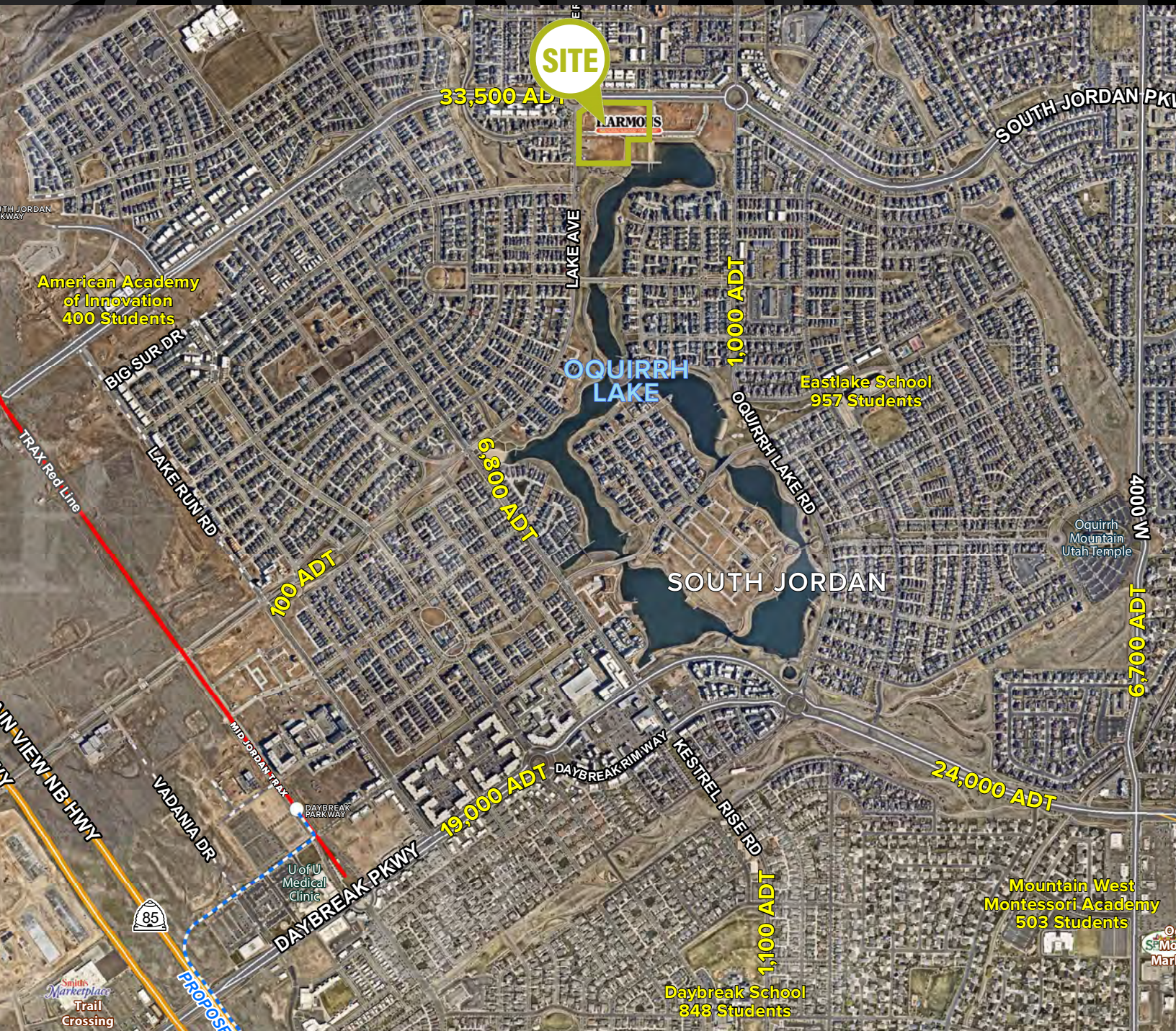


**LOCATION**

# NORTHSHORE DAYBREAK

SWC Jordan Parkway and Rubicon Rd • Daybreak, Utah



FIVE DEGREES DESIGN

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	18,638	104,203	257,143
2027 PROJECTED POPULATION	21,029	114,512	279,774
2022 EST. DAYTIME POPULATION	4,394	37,990	115,347
2022 EST. AVG HH INCOME	\$132,425	\$124,859	\$118,386
2022 EST. HOUSEHOLDS	5,443	29,989	75,999
2022 EST. BUSINESSES	164	1,871	5,752

## TRAFFIC

**SOUTH JORDAN PKWY**  
33,500 VEHICLES PER DAY

**LAKE AVE**  
6,800 VEHICLES PER DAY



## HIGHLIGHTS

- AVAILABLE FOR LEASE
- 1,000 SF TO 4,035 SF AVAILABLE
- ANCHORED BY 19,500 SF HARMONS
- RESTAURANT AND SHOP SPACE AVAILABLE
- SURROUNDED BY HIGH DENSITY HOUSING
- HIGH INCOME AREA
- STRONG TI AVAILABLE AND GREASE TRAPS INSTALLED FOR RESTAURANTS
- CALL FOR RENT PRICE | NNN'S ARE \$6
- DELIVERY DECEMBER 2022

**TANNER OLSON**  
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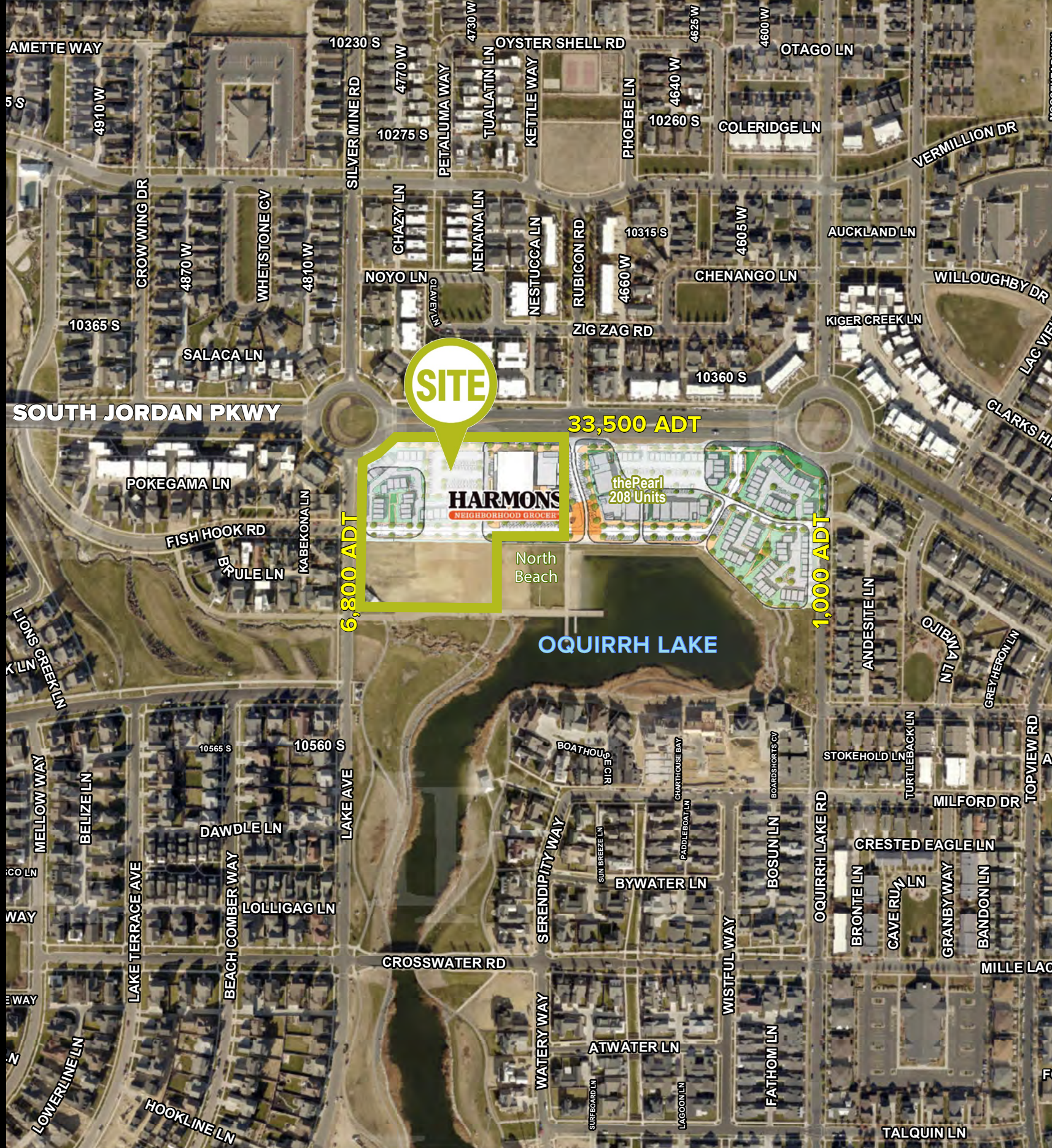


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# JORDAN PARKWAY



SUITE	SF
A101	1,484
A102   Jed's Barbershop	1,300
A103   Tonic Method <i>(Proposed)</i>	1,163
A104	1,678
A105   Hopper's Brew Pub	2,209
A106   Hopper's Brew Pub	1,844
B101   Mozz Pizza <i>(Proposed)</i>	1,964
B102   Spilled Milk Ice Cream	1,355
B103   Hotworx	1,823
B104	2,458
<b>TOTAL SF</b>	<b>17,197</b>

