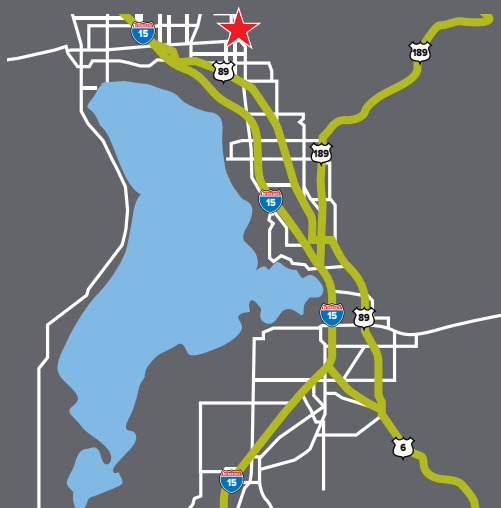
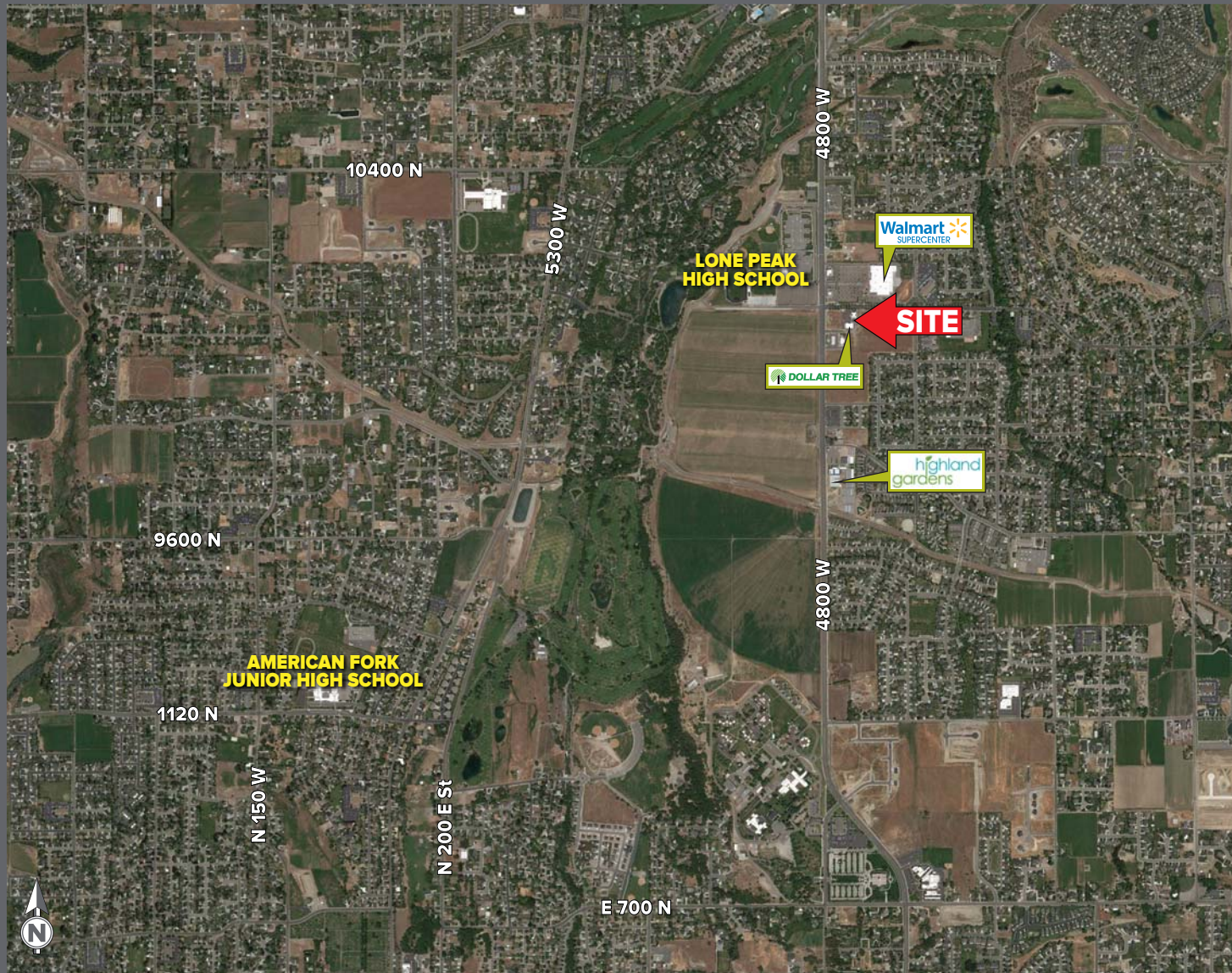


AVAILABLE FOR LEASE

# CEDAR HILLS SHOPS

4800 West Cedar Hills Drive • Cedar Hills, Utah 84062



CEDAR HILLS SHOPS	1 MILE	3 MILE	5 MILE
2017 EST. POPULATION	9,696	67,740	132,921
2022 PROJECTED POPULATION	10,394	73,009	144,889
2017 EST. HOUSEHOLDS	2,323	16,649	35,182
2122 PROJECTED HOUSEHOLDS	2,492	17,950	38,423
2017 EST. AVG INCOME	\$128,344	\$116,683	\$102,578
2017 EST. MEDIAN INCOME	\$102,198	\$93,774	\$81,042
2017 EST. PER CAPITA INCOME	\$30,662	\$28,901	\$27,198

**TRAFFIC COUNTS:**  
 4800 W North of Cedar Hills Dr - 12,000 vehicles per day  
 4800 W South of Cedar Hills Dr - 6,000 vehicles per day

1686 S. Major Street, Suite 200 • Salt Lake City, UT 84115  
 801.930.6750 • www.legendllp.com



AVAILABLE FOR LEASE

# CEDAR HILLS SHOPS

4800 West Cedar Hills Drive • Cedar Hills, Utah 84062



- 1,000 - 2,000 Square Feet Available.
- Lease Rate: \$25.00/SF/Year NNN.
- Across the street from Walmart Supercenter and Lone Peak High School.
- Only small shop space in Cedar Hills
- Perfect location for Quick Serve Restaurant.
- Surrounded by high income residential area.

**LEGEND**  
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# CEDAR HILLS SHOPS

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Cedar Hills Dr

4800 W

AMERICA FIRST  
CREDIT UNION

DOLLAR TREE

Great Clips®

1,000 SF -  
2,000 SF

Marco's  
Pizza