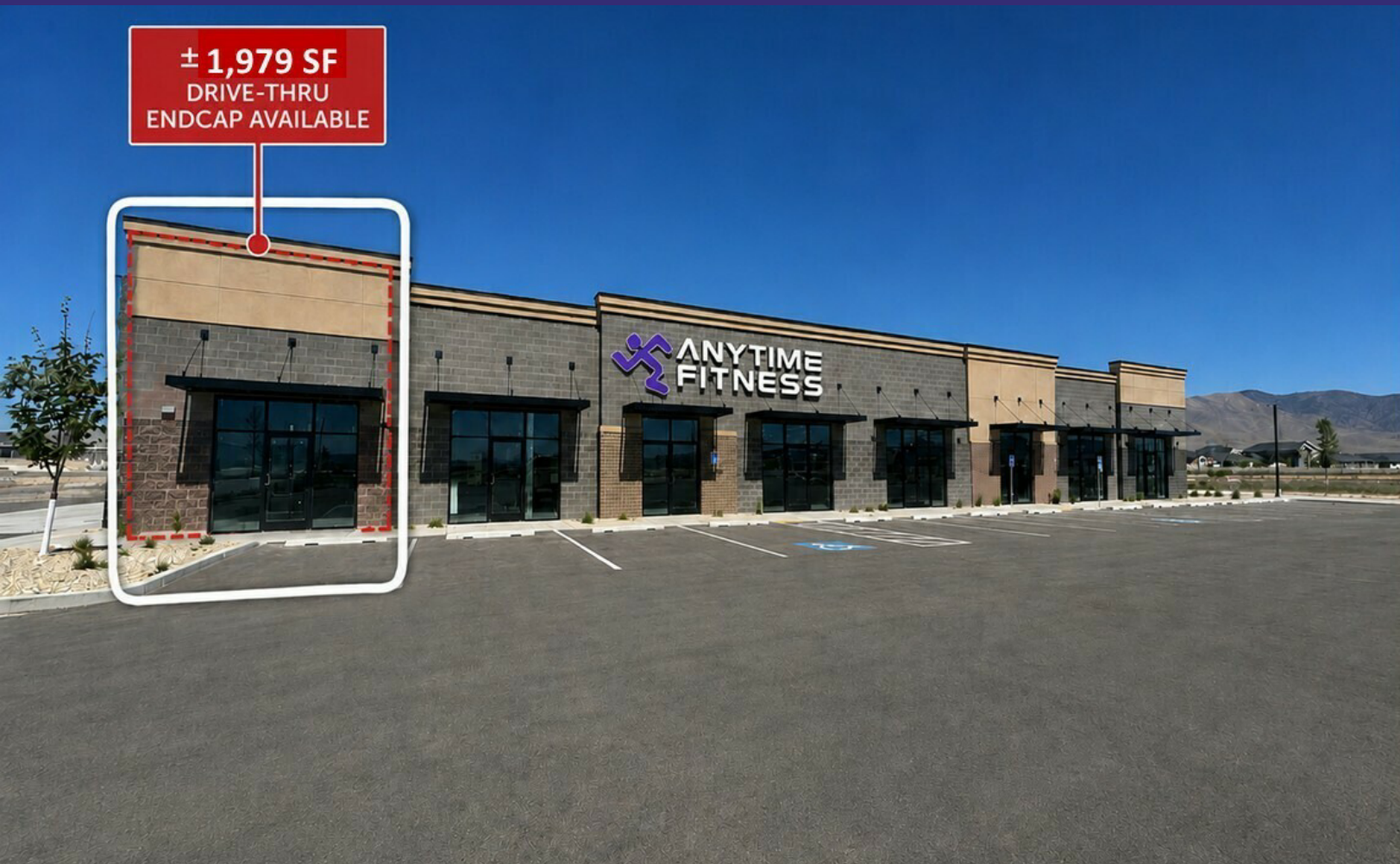




± 1,979 SF
DRIVE-THRU
ENDCAP AVAILABLE

5390 NORTH BECKMAN LANE

Eagle Mountain, UT 84043

PROPERTY DESCRIPTION:

- Brand New Drive-Thru Endcap in Growing Eagle Mountain
- Anchored by Anytime Fitness
- Strong Frontage Along Eagle Mountain Blvd
- In-Place Grease Trap, Drive-Thru Circulation, and Drive-Thru Window(s)
- Final Remaining Endcap in Building
- Immediate Occupancy Available

LEASE RATE:

\$45 SF/yr (NNN)

PROPERTY DETAILS:

1,979 SF

CHRISTIAN PRISKOS, CCIM

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PROPERTY DESCRIPTION

This brand new drive-thru endcap boasts high visibility along Eagle Mountain Blvd, with an in-place grease trap and convenient drive-thru circulation. Anchored by Anytime Fitness, this is the final remaining endcap in the building, offering immediate occupancy for the savvy tenant. With drive-thru window(s) and strong frontage, this is the ideal location for a wide range of retail or service businesses.

LOCATION DESCRIPTION

Nestled in the vibrant community of Eagle Mountain, UT, the surrounding area offers a dynamic blend of residential and commercial activity. Situated amidst a growing population, the location provides a superb opportunity for retail and restaurant tenants to tap into a thriving customer base.

OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Available SF:	1,979 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	24	253
Total Population	7	101	1,140
Average HH Income	\$139,894	\$202,934	\$204,416

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