

ACADEMY VILLAGE



REAL VISTA DRIVE &
MTN VIEW CORRIDOR

HERRIMAN, UT 84096



FOR LEASING INFORMATION CONTACT:

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DAHLSTROM

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WASATCH
COMMERCIAL DEVELOPERS

ACADEMY VILLAGE

PROPERTY FEATURES

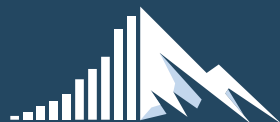
- **50-acre** mix-use development featuring retail, office, multifamily, and hospitality
- **Over 380,000 square feet** of commercial property
- **Located in a flourishing development area** of the Salt Lake Valley
- **Adjacent to Zions Bank Real Academy** — a major sports and eventcenter
- **Anchored by grocery store**
- **Located near 600 unit Soleil Lofts.** The first fully solar stacked multifamily community.
- **Adjacent to future Salt Lake Community College & University of Utah Juniper Center sites**

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DEMOGRAPHICS

POPULATION

YEAR	PROJECTED	PROJECTED
2020	2025	2035
53,187	72,213	99,693

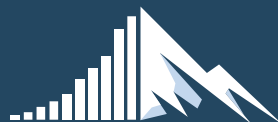
HOUSEHOLDS

HOUSEHOLDS 2019	HOUSEHOLD SIZE	MEDIAN AGE	AVG. ANNUAL POPULATION GROWTH RATE
14,692	3.91	26.2	+14.7%
	MEDIAN INCOME	MEDIAN HOME	
	94K	327K	

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LEE'S MARKETPLACE

Lee's Marketplace is located in rapidly growing Herriman, Utah. This store sits on 2.13 acres with a building size of 35,000 SF. Lee's Marketplace believes that grocery shopping should be a fun and enjoyable experience for their Team and Guests.

This store is part of the Academy Village development which is located perfectly along the Mountain View Corridor to be the center of local commerce for this growing community. Lee's Marketplace pledges to support the local communities in which they serve and to have integrity in all that they do.

DETAILS

- 35,000 SF anchor grocery store.
- 9,000 SF of adjacent in-line retail co tenancy opportunities.
- Two outparcel retail pads totaling 12,000 SF.
- Part of exciting 50 acre Academy Village development.
- Ideally situated along Mountain View Corridor
- Increasing population density



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SITE MAP

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AVAILABILITY

OVERVIEW



35-M



AVAILABLE
3,800 SF

35-N



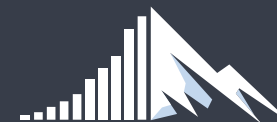
AVAILABLE
900 SF

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ACADEMY VILLAGE

AVAILABILITY

35-H



AVAILABLE
1,800 SF
DRIVE THRU

35-I



AVAILABLE
2,500 SF

35-G



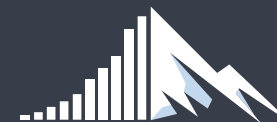
AVAILABLE
4,000 SF

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VIEW FLYOVER

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