

FOR LEASE

Lease Rate: \$35.00/sq. ft. NNN

Drive - Thru

1012 North Redwood Road, Suite A | Saratoga Springs | Utah | 84045



Property Information:

- 2,200 sq. ft. drive-thru available
- High Profile location on Redwood Road
- Rapidly Growing Retail Trade Area
- Near Costco, Smith's, Home Depot, Walmart, restaurants and retail
- 24,000 AADT 2024 on Redwood Road

Demographics	2 Mile	5 Mile	10 Mile
2025 Population	40,075	164,868	424,260
2025 Households	10,558	43,230	115,717
2025 Median HH Income	\$123,239	\$123,107	\$121,413

CONTACT:

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KREA
Knight Real Estate Advisors

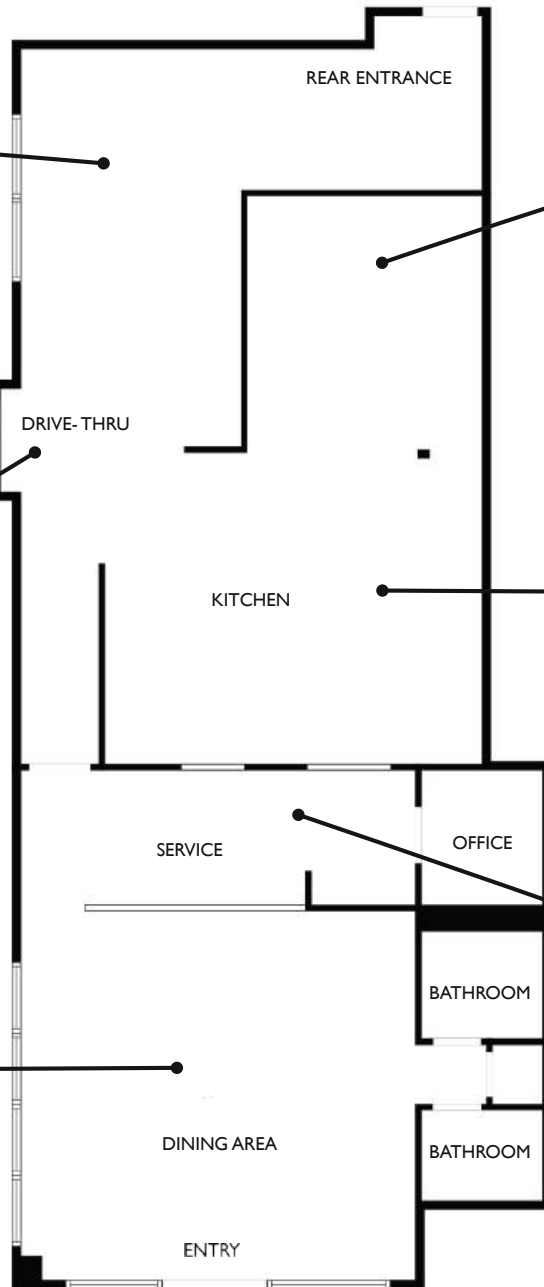
Site plan for a commercial development. The plan shows a central parking lot with multiple ADA ramps and loading/unloading areas. Surrounding the parking lot are several commercial buildings. The buildings and their features are as follows:

- Top Left:** MASSAGE LUXE, tapa sushi, PLAZA, Red Fuego, LEVEL UP GOLF, BEANYS, DRIVE THRU.
- Bottom Left:** PHO 888, CUPBOP, DRIVE THRU, 2,200 SF.
- Top Right:** Riverside Pet Care, Infuse Zen Med Spa, PLAZA, Smoked TACO, NATIONAL GUARD.
- Bottom Right:** sda trouve, REDWOOD Family Therapy, RevereHealth.

Other features include:

- ADA Ramps:** Multiple ramps are shown throughout the parking lot.
- Loading & Unloading Area:** Located near the center of the parking lot.
- Bicycle Parking:** Located near the bottom left building.
- Easements:** 10' Water Easement, 10' Sewer Easement, 10' Public Utility Easement, 10' Private Water Easement, 10' Private Sewer Easement, 10' Private Public Utility Easement.
- Dimensions:** Various dimensions are provided for building footprints and parking spaces.
- Temporary curb and gutter:** Located at the bottom of the plan.

This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.



FLOOR PLAN

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