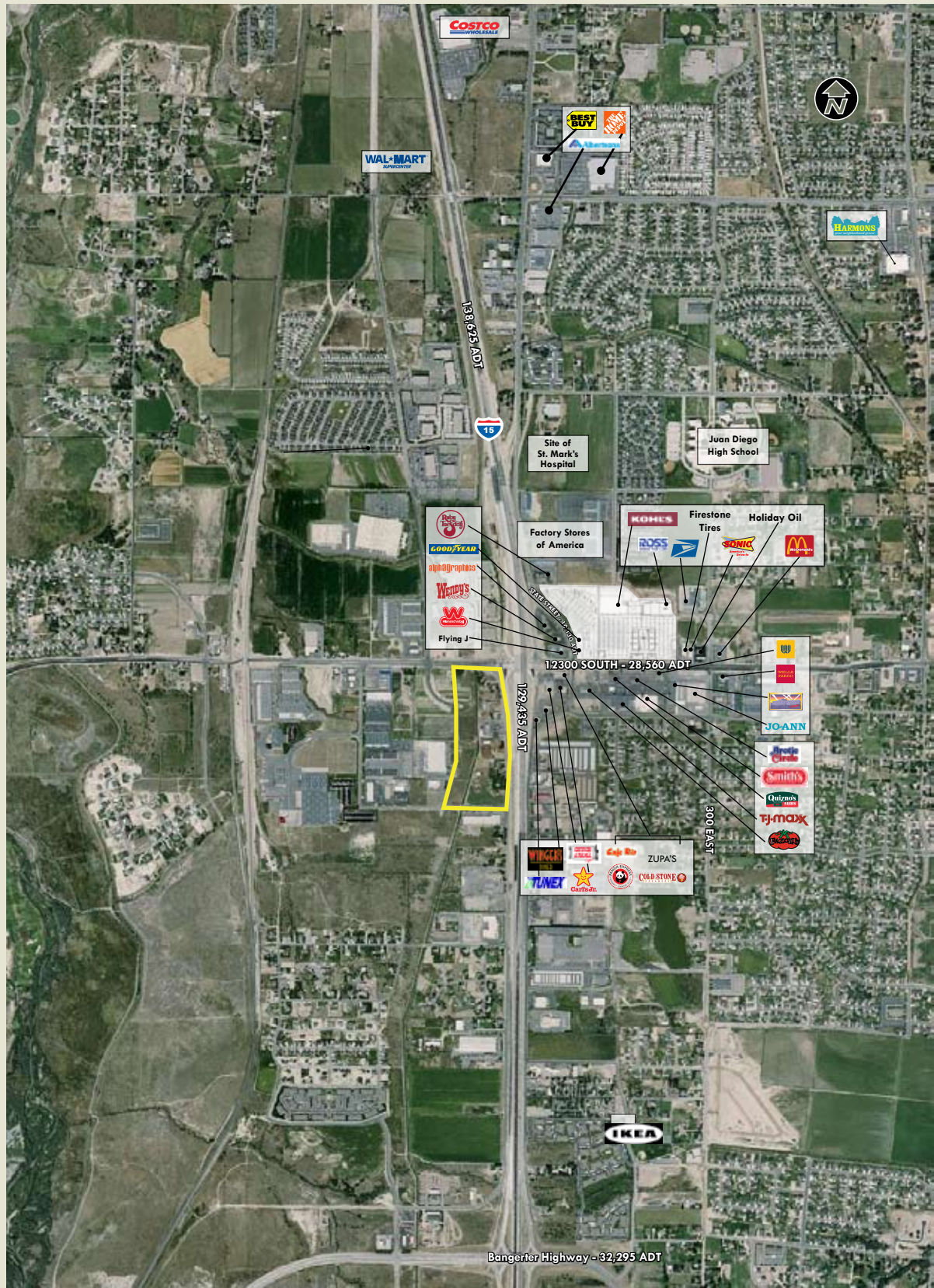




2004 AVERAGE DAILY TRAFFIC : TRAFFIC COUNTS PROVIDED BY UDOT

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing 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.



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FOR LEASE

THE HOMESTEAD AT DRAPER CROSSING

12300 to 12650 South Pony Express Road - Draper, Utah



SITE INFORMATION

- Strong retail intersection
- Great freeway exposure with 2,000 SF of frontage along I-15
- Easy access to I-15 and the new IKEA development
- Great site for:
 - furniture users
 - home goods
 - lifestyle users
 - food

DEMOGRAPHIC INFORMATION

	3 Mile	5 Mile	Draper City
Population			
2006 Estimated	72,349	165,307	36,500
2011 Projected	78,724	179,511	-----
Households			
2006 Estimated	19,646	46,536	10,991
2011 Projected	21,655	51,006	-----
Income			
2006 Avg HHI	\$101,615	\$100,233	\$115,250
2006 Med HHI	\$85,867	\$83,271	-----
Total Employees	24,541	57,150	12,010
Total Businesses	2,236	5,383	1,200

DEVELOPED BY:



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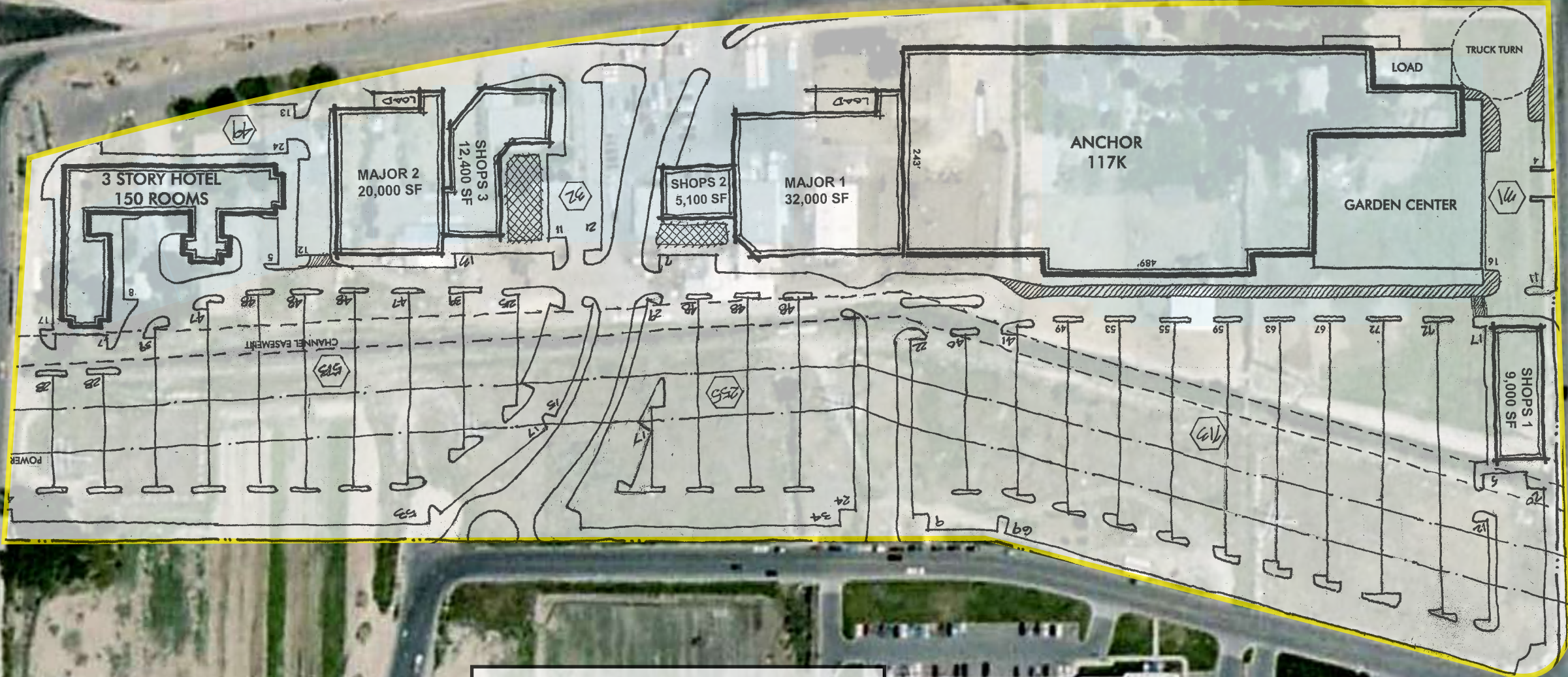
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SITE PLAN - THE HOMESTEAD AT DRAPER (Preliminary Layout)

NOT TO SCALE



12300 SOUTH - 28,600 ADT



Great Location For:

- Furniture Users
- Home Goods
- Lifestyle Users
- Restaurants