



# COMMERCIAL REAL ESTATE CONSULTANTS

## OFFICE FOR SALE OR LEASE

1268 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN 84095



### Property Information

- **Second Level Office: 2,908 RSF**
- **Fully Built Out Medical Space**
- **Former Pediatrician Office**
- **Elevator**
- **Ample Parking**
- **Desirable South Jordan Location**
- **Excellent Visibility with High Traffic Counts**
- **Minutes to I-15**

### Demographics

	1 Mile	3 Mile	5 Mile
Population	9,370	96,725	307,199
Households	3,175	30,880	94,876
Avg. Household Income	\$104,338	\$85,037	\$81,117

### Traffic Counts

South Jordan Prkwy: 35,975 Annual Average Daily Traffic  
 1300 West: 34,632 Annual Average Daily Traffic

**LEASE RATE : \$15.50/SF YEAR NNN**

**SALE PRICE : \$199.00/SF**

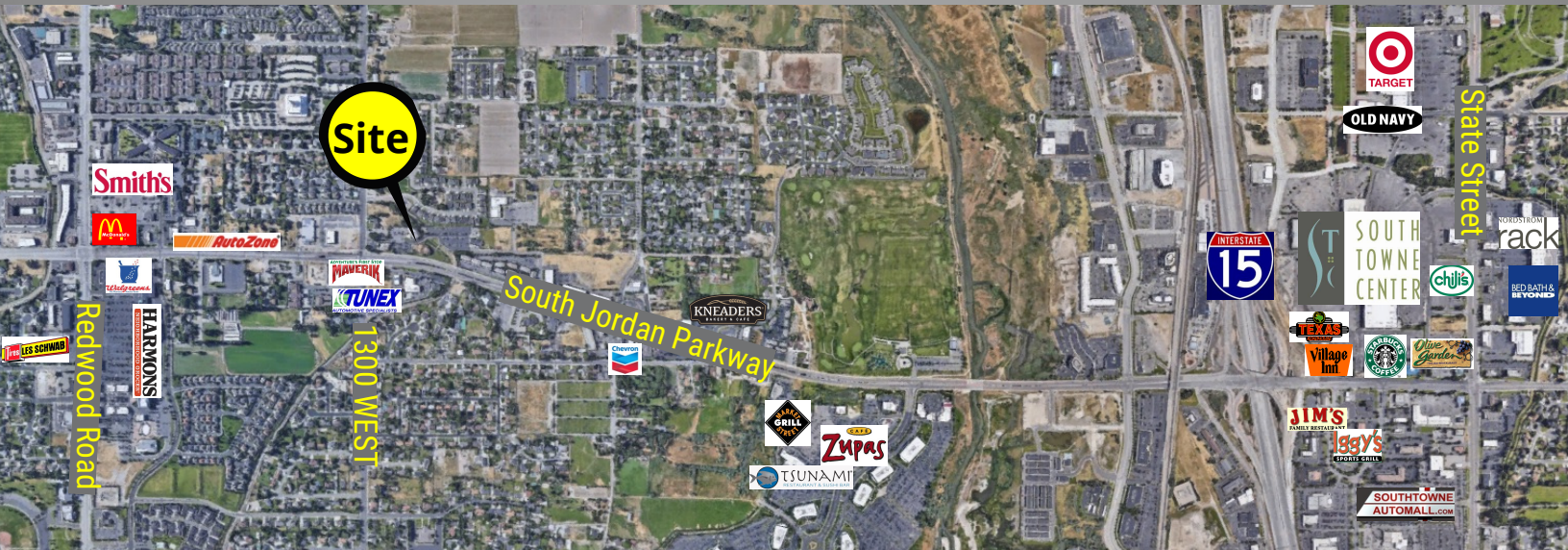
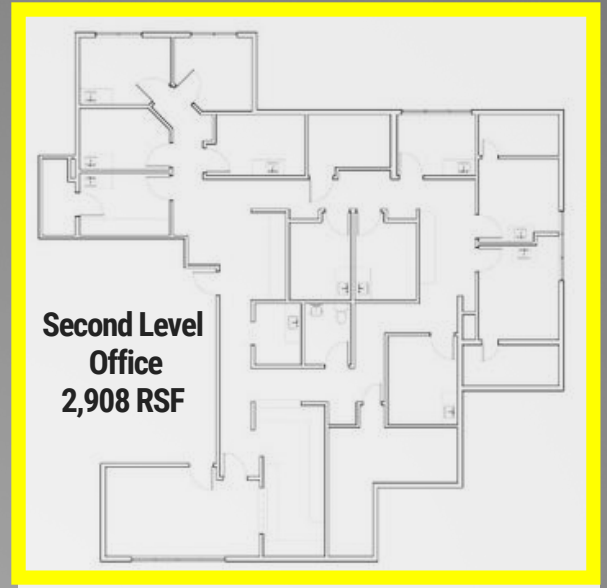
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

