

REDUCED! - MOTIVATED OWNER



8860 SOUTH REDWOOD ROAD, WEST JORDAN, UTAH 84088

- SUITE 101 : 2,488 SF END CAP RETAIL
- SUITE 104 : 2,190 SF RETAIL/OFFICE
- SUITE 105 : 7,492 SF RETAIL/OFFICE (GRAYSHELL)
- SUITE 106 : 2,580 SF END CAP RETAIL/OFFICE
- STREET PYLON SIGNAGE
- ABUNDANT PARKING : 5.00/1,000 SF
- HIGHLY VISIBLE LOCATION
- 37,649 CARS PASSING DAILY ALONG REDWOOD RD
- NEARBY TENANTS INCLUDE : SMITHS MARKETPLACE, HOME DEPOT, STARBUCKS, WENDY'S, VILLAGE INN & CHEVERON
- EASY ACCESS TO I-15

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,899	112,310	359,422
HOUSEHOLDS	4,337	36,634	114,436
AVG HOUSEHOLD INCOME	\$66,641	\$72,653	\$77,362

TRAFFIC COUNTS

9000 SOUTH : 36,900 ANNUAL AVERAGE DAILY TRAFFIC
REDWOOD ROAD : 37,649 ANNUAL AVERAGE DAILY TRAFFIC

LEASE RATE REDUCED! : from ~~\$18.00/SF~~ to \$16.00/SF YEAR NNN

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COMMERCIAL REAL ESTATE CONSULTANTS

BRAND NEW RETAIL/OFFICE SPACE ON REDWOOD ROAD



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