

FOR SALE OR LEASE



Quietly Marketed, Do Not Disturb Tenant

Property Information

- 25,000 SF Retail Showroom with Office
- 4,250 SF Available for Lease
- 3,100 SF Showroom | 1,150 SF Office
- Open Showroom Space
- Private Offices
- Clearance Height: 20'
- Building Signage Available
- Unbeatable South Jordan Prkwy Frontage
- Ample Parking
- Excellent Visibility with High Traffic Counts
- Minutes to I-15

Demographics

	1 Mile	3 Mile	5 Mile
Population	9,219	96,097	304,966
Households	9,219	30,645	94,049
Avg. Household Income	\$105,504	\$85,784	\$81,294

Traffic Counts

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

LEASE RATE REDUCED! : FROM ~~\$25.00/SF~~ TO \$18.00/SF YEAR NNN
Entire Building Available for Owner/User

SALE PRICE REDUCED! : FROM ~~\$4,500,000.00~~ TO \$4,200,000.00

* Current Gross Rents: \$10,000/Month *

KELLEN KONCAR

801.617.1700

WEST HARADIN

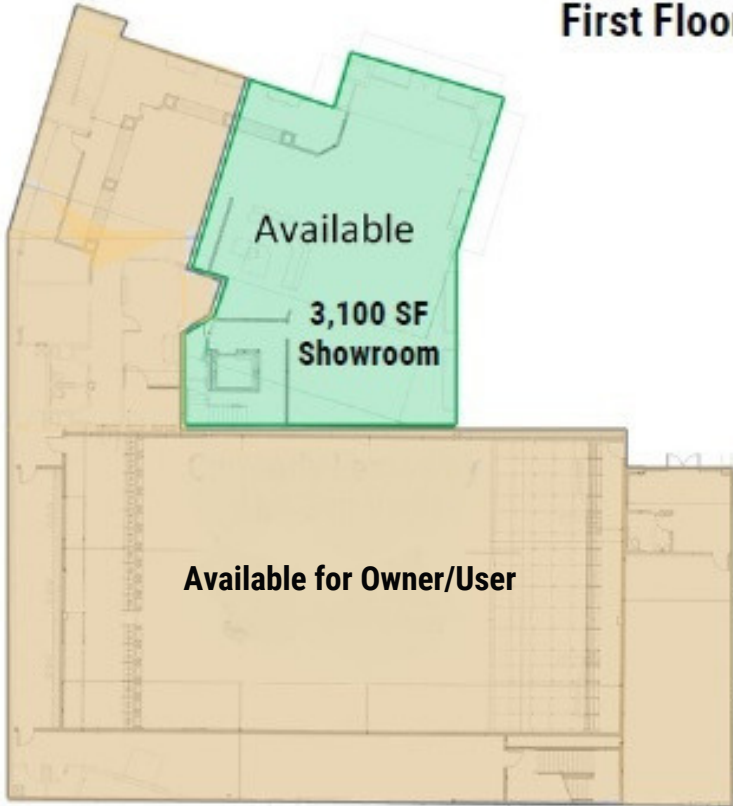
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cRc Nationwide

1231 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN 84095

First Floor

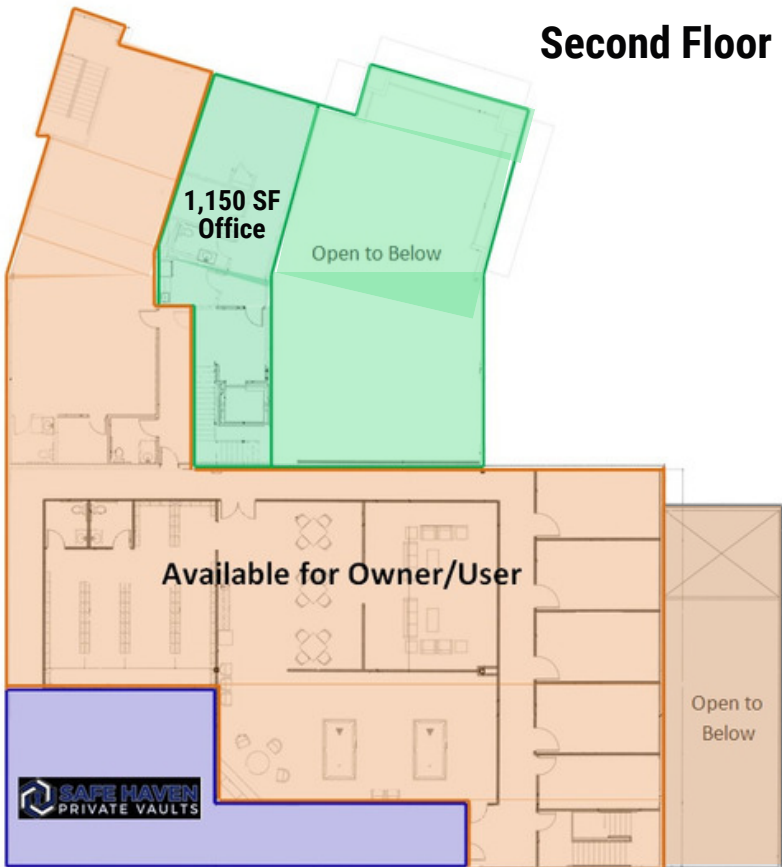


FLOOR PLAN KEY

-  22,500 SF Available for Owner/User
-  4,250 SF Available Space for Lease
-  2,500 SF Currently Leased to Safe Haven



Second Floor



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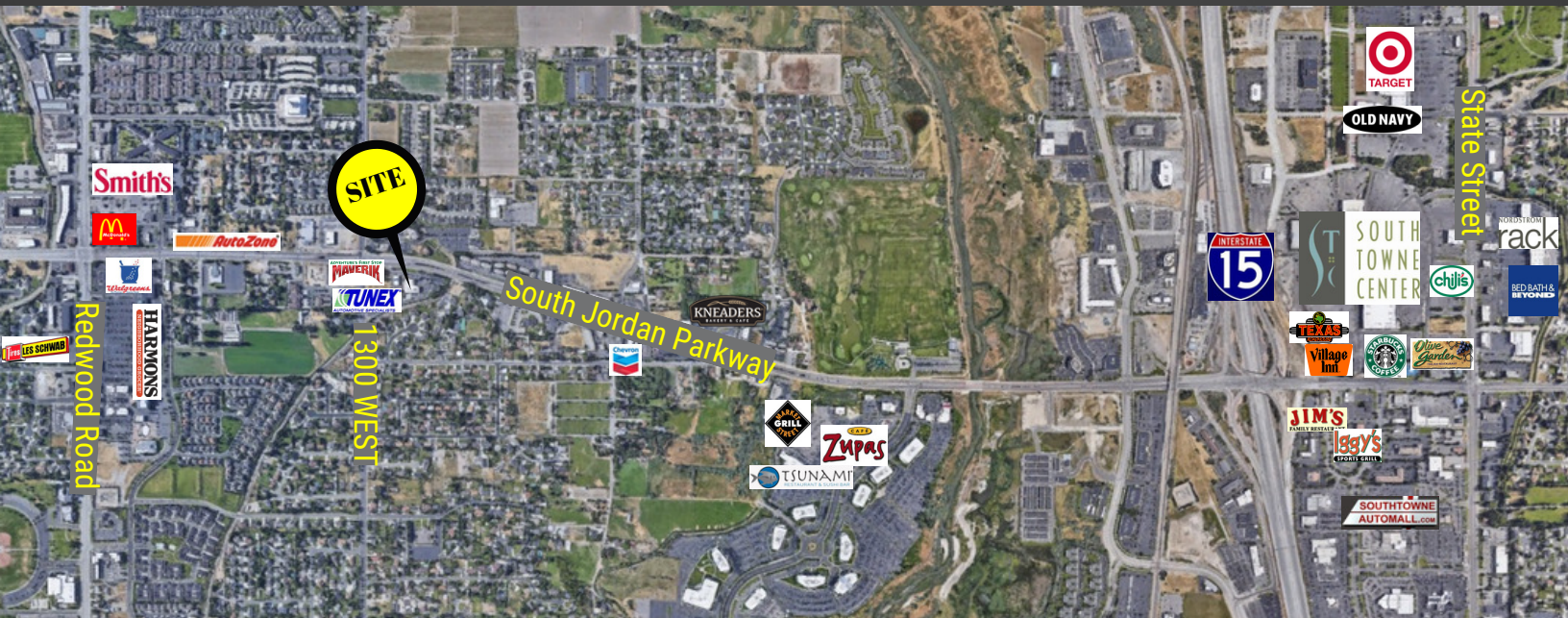
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COMMERCIAL REAL ESTATE CONSULTANTS

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