



# COMMERCIAL REAL ESTATE CONSULTANTS

9414 S. UNION SQUARE, SANDY 84070



- Full Turn Key Restaurant
- 3,180 SF Leased Investment
- 2,700 SF Main Floor / 480 Basement
- Equipment and Fixtures Included
- Ample Parking
- Across The Street from Sandy Cinemark
- One Mile To Jordan Commons Megaplex Theatre and South Towne Expo Center
- Just Over A Mile to Rio Tinto Stadium
- Easy I-15 Access Via 9000 South

**SALE PRICE : \$610,000.00**  
**CAP RATE : 6.25%**

## Demographics

	1 Mile	3 Mile	5 Mile
Population	13,828	122,409	290,465
Households	4,656	40,717	97,182
Avg. Household Income	\$72,028	\$84,618	\$89,988

## Traffic Counts

700 East: 26,260 Annual Average Daily Traffic  
 9400 South: 17,855 Annual Average Daily Traffic

SAM CHRISTENSEN

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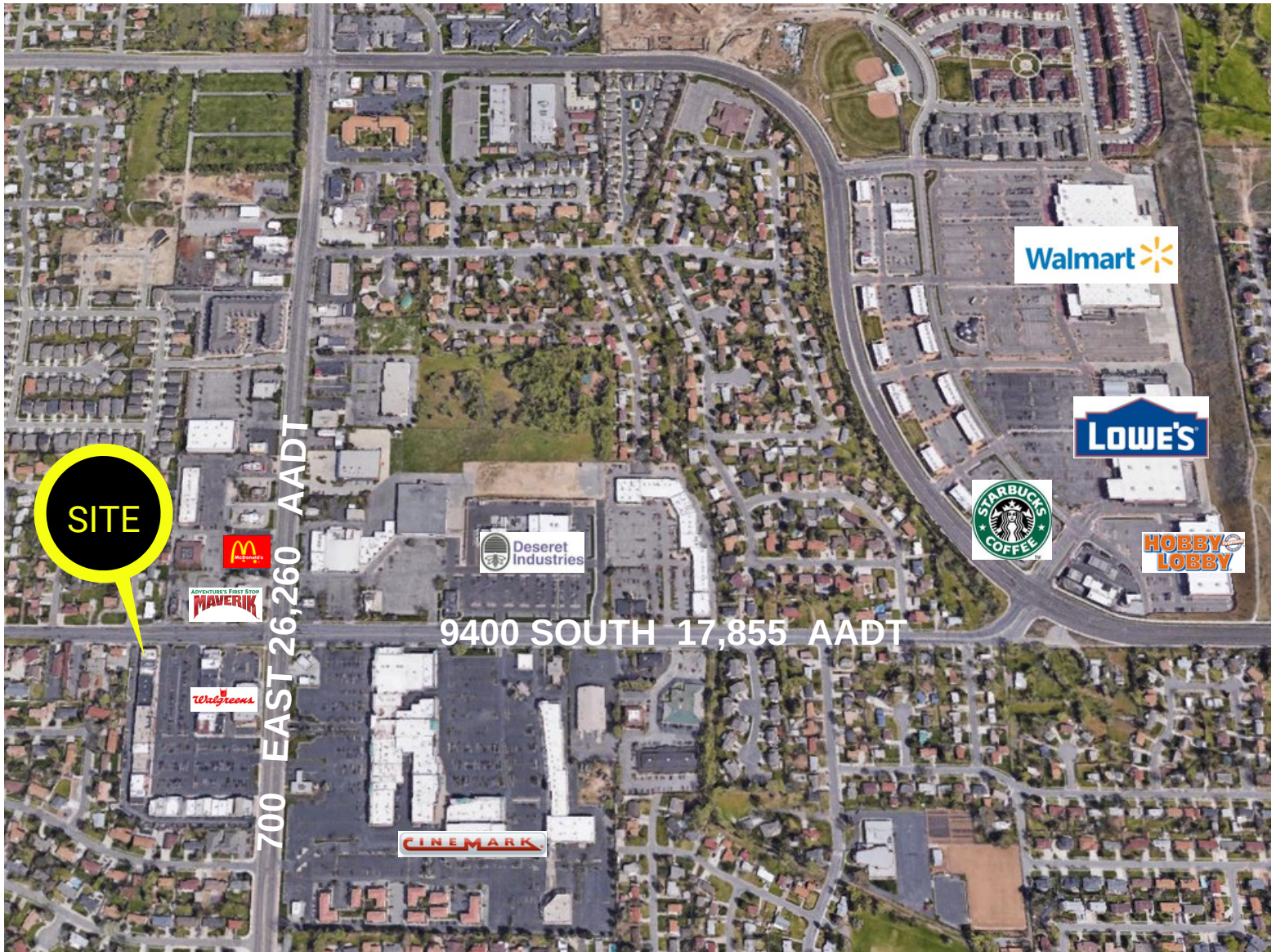
Contact

801.361.9798



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## CONTACT

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