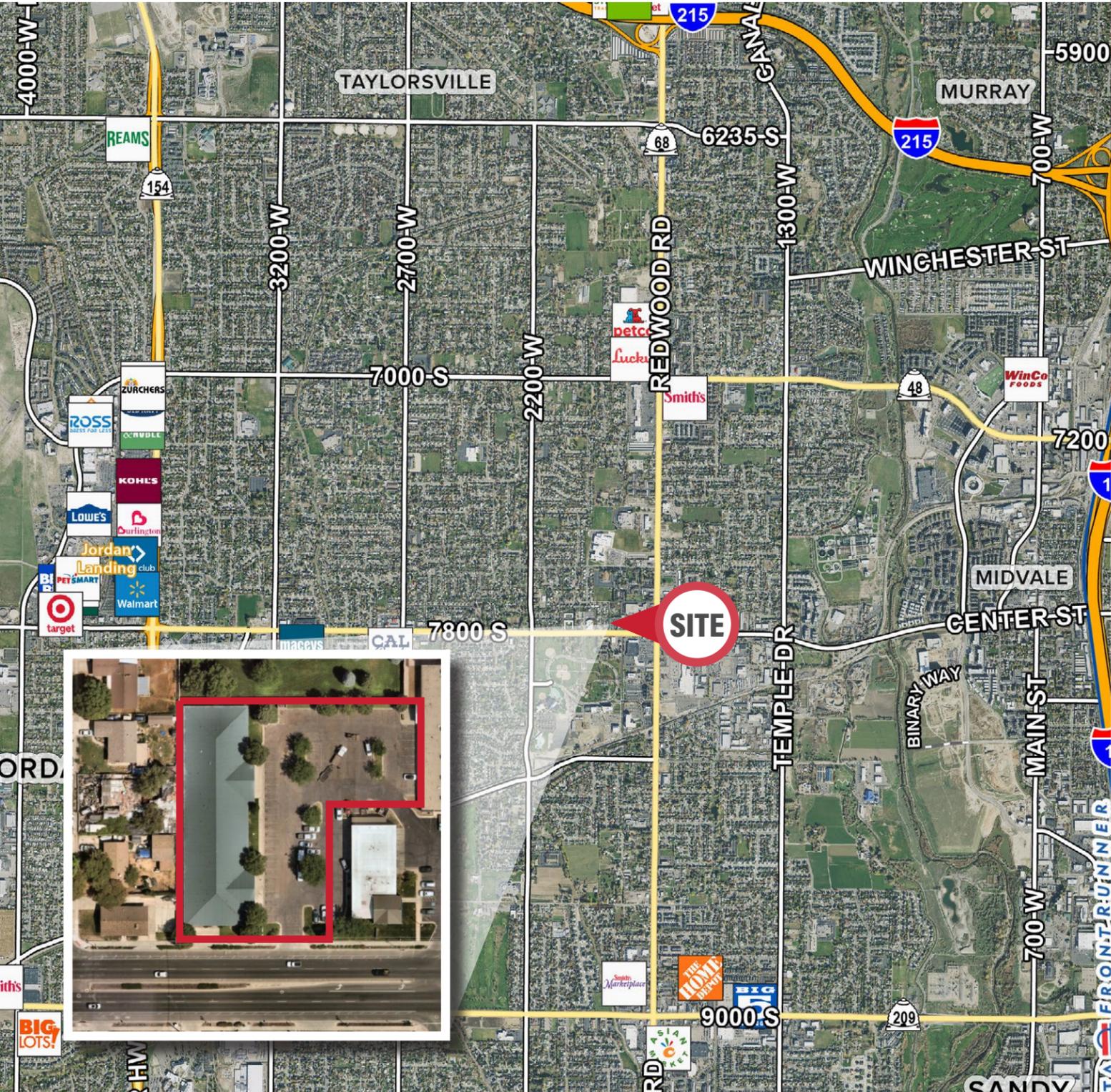


# IAT INVESTMENT

1902 West 7800 South | West Jordan, UT 84088

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## FOR SALE

\$3,860,952

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	12,245	127,118	375,403
2029 PROJECTED POPULATION	13,984	128,181	376,189
2024 EST. DAYTIME POPULATION	12,581	121,220	377,618
2024 EST. AVG HH INCOME	\$122,380	\$115,937	\$121,155
2024 EST. HOUSEHOLDS	4,574	44,267	127,892
2024 EST. BUSINESSES	507	4,153	12,194

## Property Highlights

- 17,546 SF building
- 1.37 acres
- Three (3) bathrooms
- Two (2) break rooms
- Vending/eating area
- Two main entrances
- Mechanical room/server room
- Maintenance room
- 12 classrooms
- Masonry construction
- Stand alone building
- Year built: 2000
- Parking: approximately 70 stalls
- Zoning: SC-2 (Community shopping center zone)
- Easy access from Redwood Road
- Located on 7800 South
- Traffic Count:
  - 7800 South ADT: 39,000 cars/daily
  - Redwood Road ADT: 43,000 cars/daily

**Tenant Name:** Integrated Autism Therapies

**Remaining Term:** Five (5) Years

**NOI:** \$265,688

**CAP Rate:** 6.88%

**Annual Increases:** 4%

**Lease Type:** NNN

## Contact

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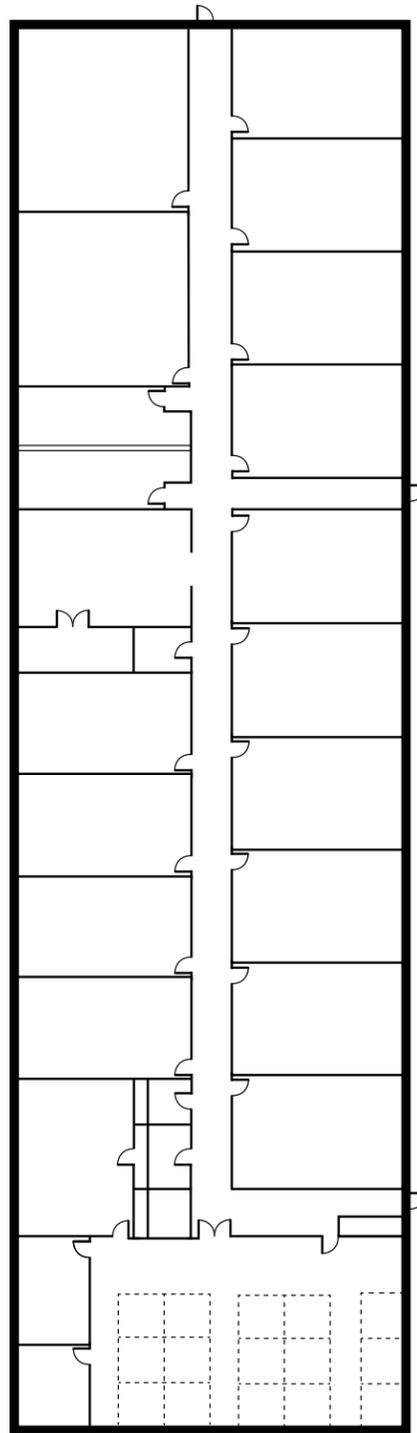
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