

982 W SOUTH JORDAN PARKWAY

Ground Lease with Drive-Through



Investment Realty
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26,484 sf of land available for lease

PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

- Land Size: 0.608 acres available for ground lease
- Location: Prime frontage along South Jordan Parkway with daily traffic counts of 44,240+
- High Visibility: Excellent exposure in a rapidly developing corridor with strong surrounding demographics
- **Ideal Use:** Perfect for drive-thru, coffee, or quick-service restaurant users
- Stacking Potential: Unique site layout allows for efficient vehicle flow and high stacking capacity
- Tenant Build-to-Suit: Offered as a land lease – tenant to construct their own improvements
- Surrounding Development: Area features new office, medical, and retail developments, contributing to high daytime and commuter traffic
- Zoning: Supports commercial and food service uses (confirm with city for specific entitlements)
- Access: Easy ingress/egress with signalized intersection nearby

LOCATION DESCRIPTION

Prime 26,485 SF land lease opportunity on high-traffic South Jordan Parkway, surrounded by new development and strong community support. This site is ideally suited for a drive-thru tenant, coffee user, or restaurant operator seeking to capitalize on excellent visibility, efficient access, and strong stacking potential. With a unique layout conducive to high-volume use, this ground lease allows the tenant to construct their own building in a dynamic and fast-growing corridor.

OFFERING SUMMARY

Lease Rate:	Contact Agent
Lease Type:	Ground Lease
Available Acreage:	0.608 Acres
Building Size:	TBD
AADT	44,240
Parking	25*

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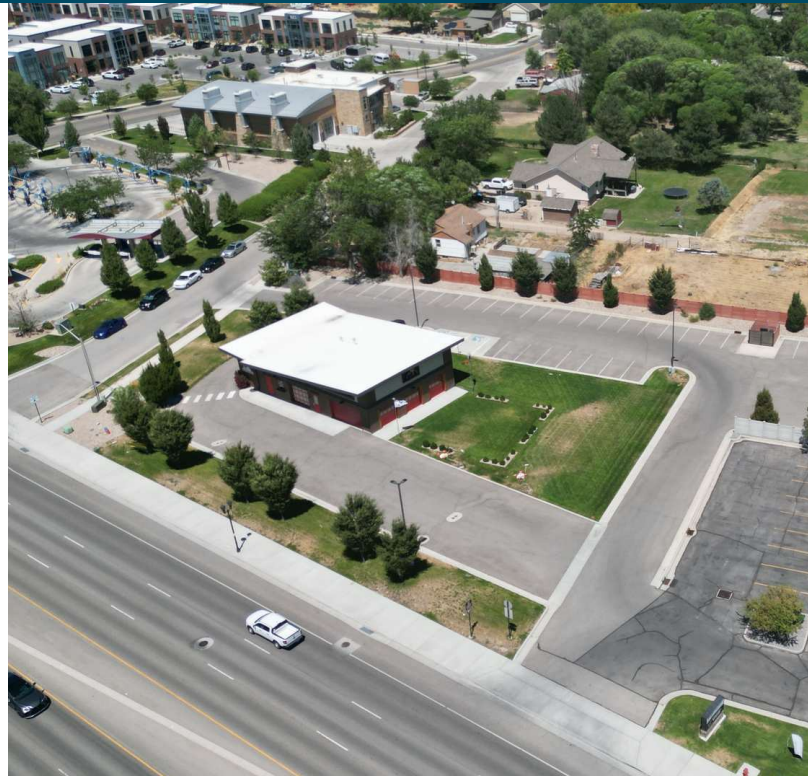
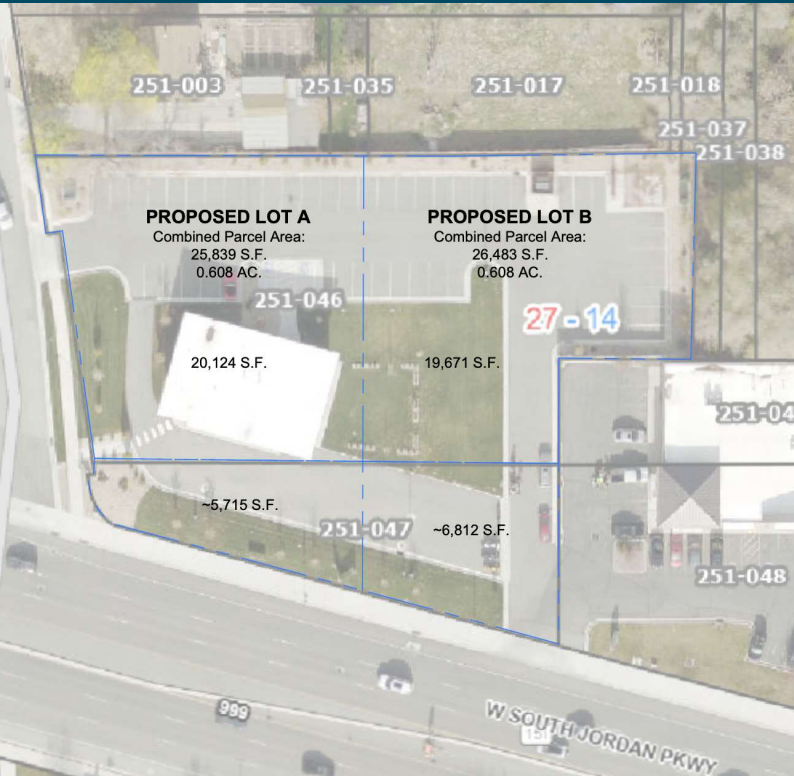
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ADDITIONAL PHOTOS



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LOCATION MAP



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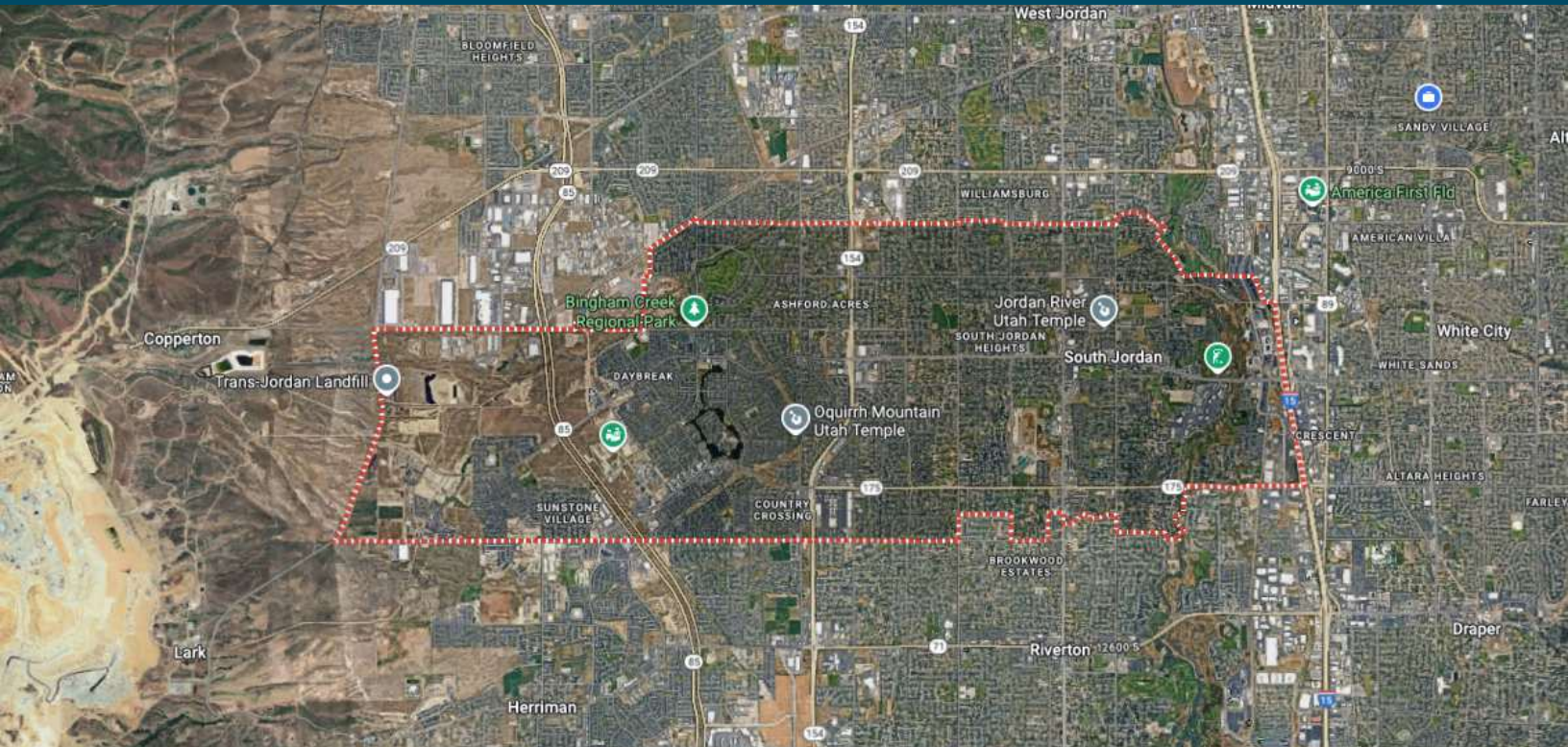
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SOUTH JORDAN DEMOGRAPHICS MAP & REPORT



SOUTH JORDAN POPULATION

1 MILE

Total Population	89,116
Average Age	40
Average Age (Male)	39
Average Age (Female)	41

HOUSEHOLDS & INCOME

1 MILE

Total Households	28,747
# of Persons per HH	2.7
Average HH Income	\$128,715
Average House Value	\$725,068

Demographics data derived from AlphaMap

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