

THE YARD

1155 N Redwood Rd | North Salt Lake, Utah



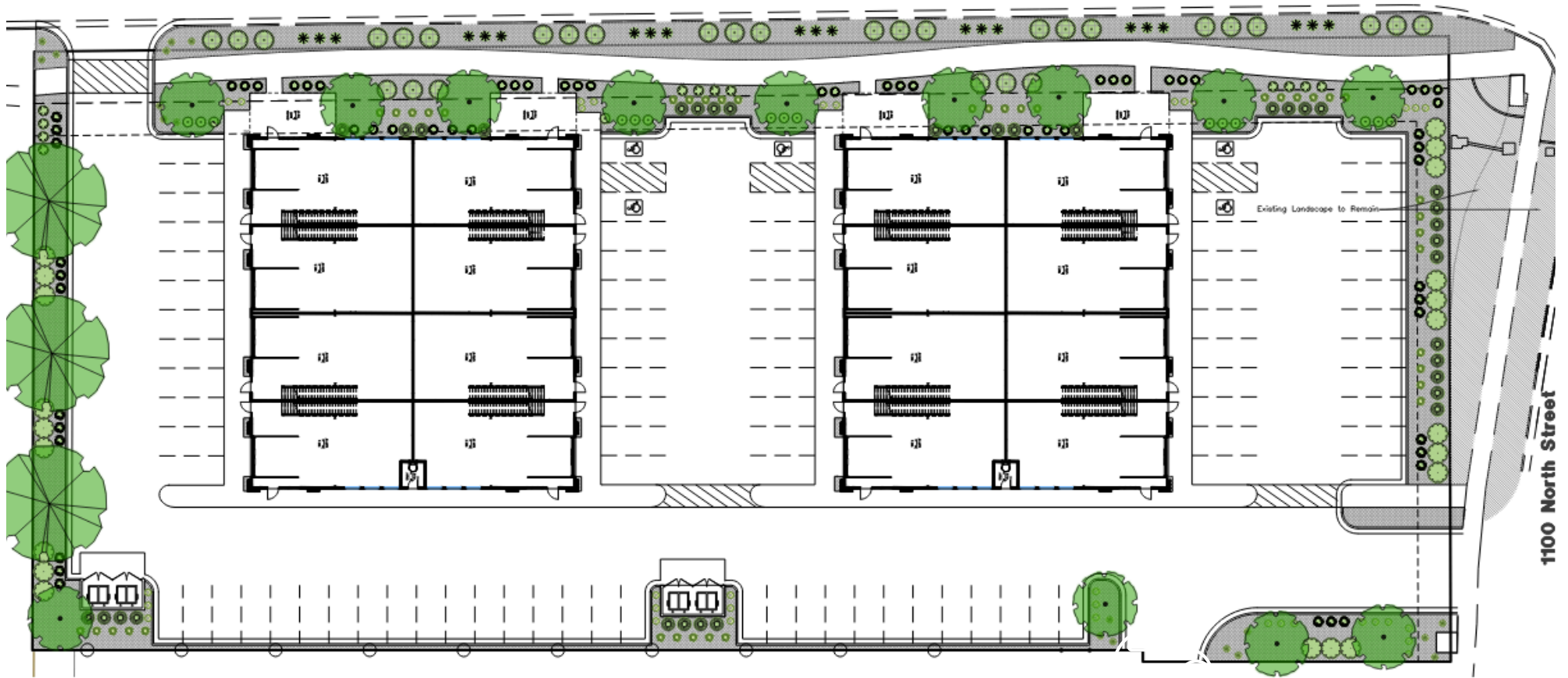
For Sale Flex/Retail Condos

The Yard NSL, LLC
45 E. Center Street, Suite 103
North Salt Lake, UT 84054
801-397-9755


BRIGHTON COMMUNITIES

Site Plan

Redwood Road (1800 West)
SR-68



HIGH VISIBILITY
+11,000 ADT



UP TO 8 UNITS
PER BUILDING

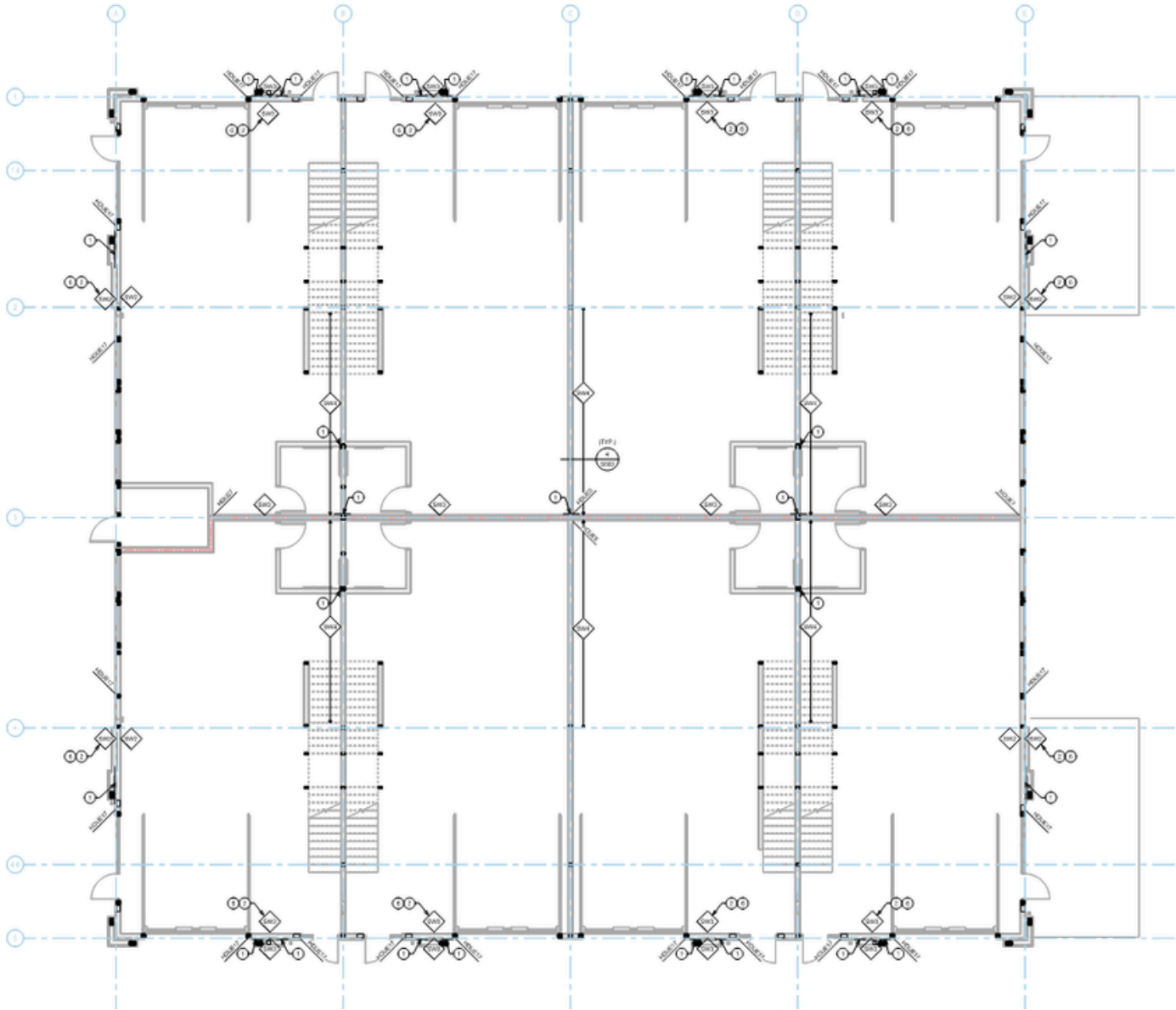


±78 PARKING
STALLS



1,230 SF TO
2,445 SF EACH

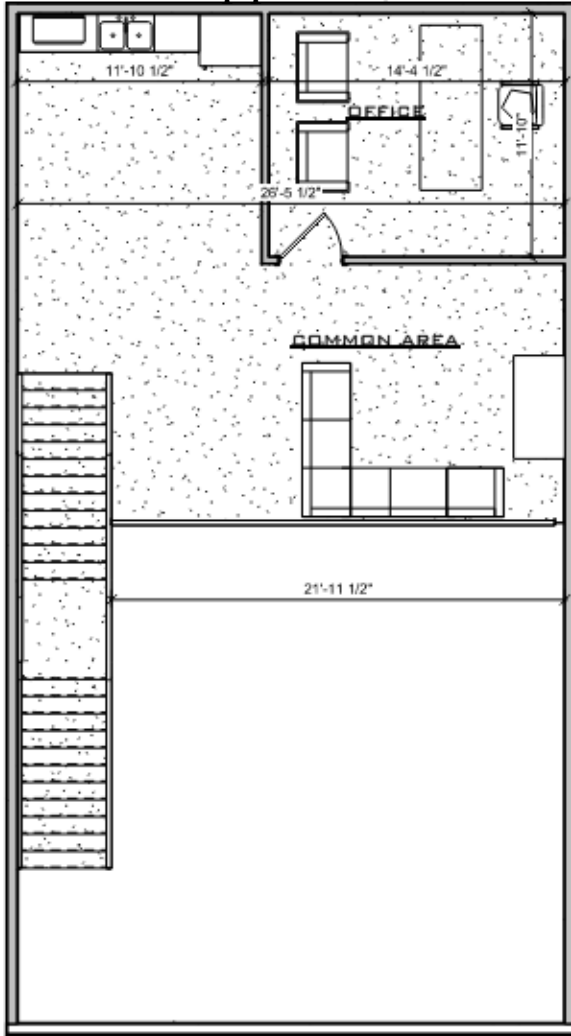
Floorplans



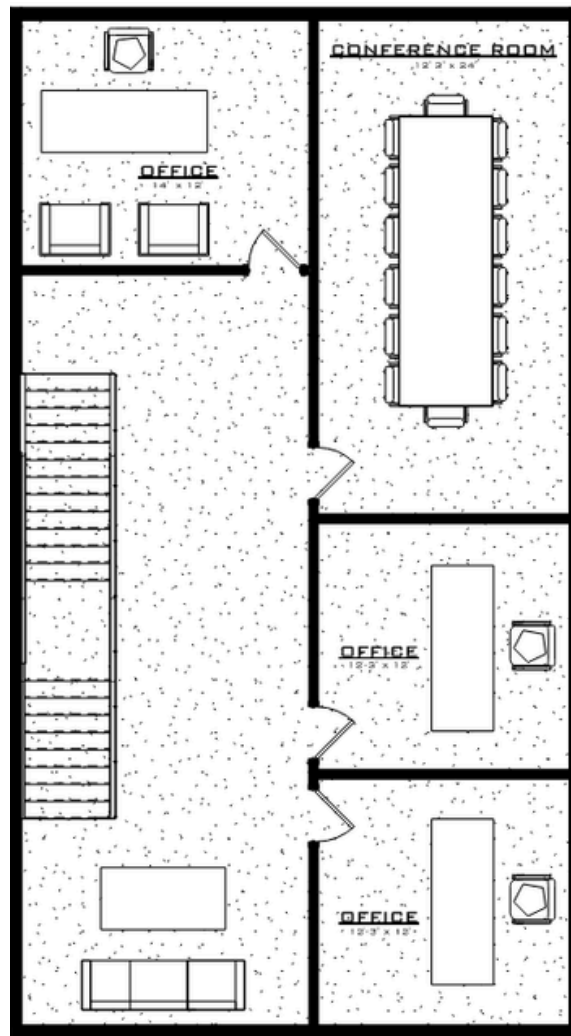
Zoning	CG (General Commercial)
Ceiling Height	Over 22' clear height (without mezzanine)
Overhead Door Height	12'
Office	Build-to-suit options
Utilities	Stubbed to each unit

Suite Customization Mezzanine Options

½ Upper Level



Full Upper Level



Upper Level Options	½ Upper Level	Full Upper Level
Square Footage	624 SF	1,215 SF

Pricing to be determined for each 2nd level package in Spring of 2026

**Layouts are an example of how a Buyer could build out the space, but the Units are being delivered in core and shell condition - without any finishes **

The definition of core and shell condition is:

- No interior Walls are Framed
- No electrical service panels, outlets, or lighting will be installed within the building
- Electrical and Water stub-outs are provided to the Buyer at floor level
- No Restrooms will be provided. Buyer is responsible to provide adequate restrooms per city approval/code
- Main level flooring will be dirt, gravel, or rock.

Pricing - to be released by end of May 2026

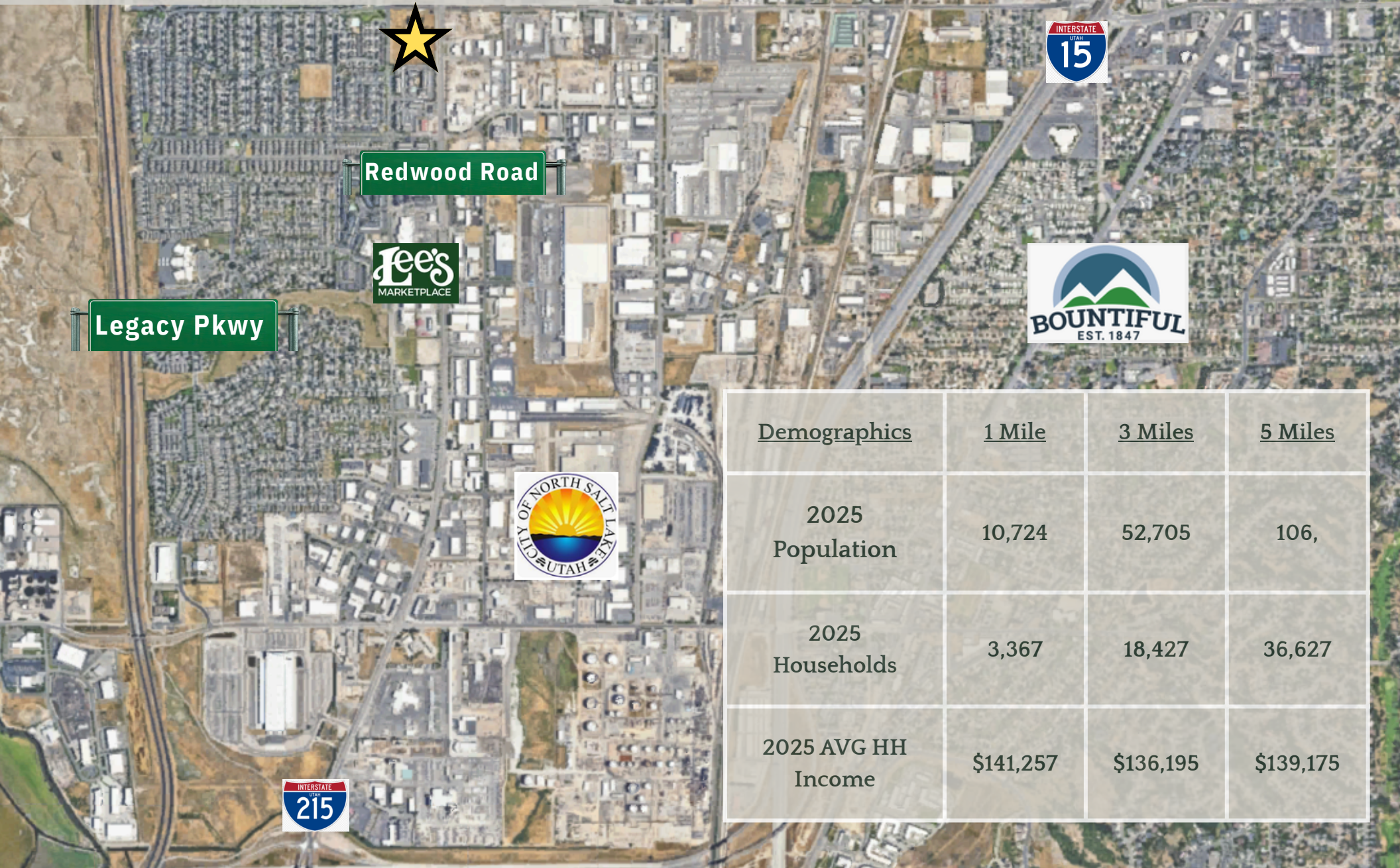
<u>South Building</u>	<u>Upstairs Option</u>	<u>Price</u>
1		
2		
3		
4		
5		
6		
7		
8		
<u>North Building</u>		
9		
10		
11		
12		
13		
14		
15		
16		

Table of Uses

1095 N REDWOOD RD | NORTH SALT LAKE, UT 84054

<u>General Categories of Permitted Uses Clifton Place North</u>	<u>General Categories of Prohibited Uses</u>
(List is not intended to be all inclusive of possible uses)	
Car Wash	Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Daycares	Manufacturing
Entertainment or Recreation	Nonstore Retailers
Financial Services (bank or credit union)	Outdoor Storage
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)	Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
General Office	Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
General Retail	Self-Storage Rentals
Hardware Stores	Sexually Oriented Businesses
Medical Offices	Support Activities for Transportation
Micromobility (scooters/electric bikes)	Tobacco Specialty Stores
Neighborhood Retail	Warehousing and Storage Facilities
Personal and Professional Services	Wholesale Trade
Restaurants (see standards for drive thru)	
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)	

LOCATION



<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2025 Population	10,724	52,705	106,
2025 Households	3,367	18,427	36,627
2025 AVG HH Income	\$141,257	\$136,195	\$139,175

ExtraSpace Storage

SITE LOCATION



68 New Townhomes currently under construction



W 2600 S



McDonalds coming soon

Redwood Road

102 New Townhomes coming soon

11,000 Average Daily Traffic on Redwood Rd.



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Contact

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BRIGHTON REALTY

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