

LOCATION



LITTLE COTTONWOOD CENTER

1860 East 9400 South // Sandy, Utah 84092



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	16,615	112,484	226,423
2028 PROJECTED POPULATION	17,089	116,204	238,320
2023 EST. DAYTIME POPULATION	4,582	31,613	138,012
2023 EST. AVG HH INCOME	\$165,786	\$155,676	\$147,520
2023 EST. HOUSEHOLDS	5,504	39,326	82,694
2023 EST. BUSINESSES	624	4,521	13,133

TRAFFIC

9400 SOUTH
31,000 VEHICLES PER DAY

HIGHLAND DRIVE
22,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

HIGHLIGHTS

- AVAILABLE FOR LEASE - 1,855 SF
- \$28 PSF NNNS-\$7.25 PSF
- HIGH INCOME TRADE AREA WITH EXCELLENT VISIBILITY FROM 9400 SOUTH
- STRONG AVERAGE DAILY TRAFFIC
- CLASS A RETAIL CENTER EXCELLENT PARKING & ACCESS

Tanner Olson

801.930.6752 | tolson@legendllp.com

Joe Mills

801.930.6755 | jmills@legendllp.com

LEGEND
PARTNERS

2180 S. 1300 E. #240 | Salt Lake City, UT 84115
801.930.6750 | www.legendllp.com

31,000 ADT

9400 SOUTH



SUITE	TENANT	SF
1838	Massage Envy	
1840	Nail Salon	
1842	Prime IV	
1844	Canyon View Dental	
1846	AVAILABLE	1,855 SF
1850	Sandy's Bistro	
1856A	Intension Pilates	
1856B	Code Ninjas	
1902	Costa Vida	
1910	Great Clips	
1914	UPS Store	
1918	Day Spa	
1922	Snelgrove Ice Cream	
1926	Jersey Mikes	
1930	Trailside Professional Dry Cleaning	
1932	O'Reilly Auto Parts	
1952-1956	AJ Motion Sports	
Pad A-1	Swig	
Pad A-2	Chubby Baker	

