

# 8327 South

STATE STREET, SANDY, UT



**RETAIL/OFFICE**

**FOR SALE OR LEASE**

MAIN LEVEL: 977 - 4,918 SF

UPPER LEVEL: 930 - 4,960 SF





# FEATURES



2022  
Year Built



Warm Shell  
Condition



Excellent  
Owner/User  
Location



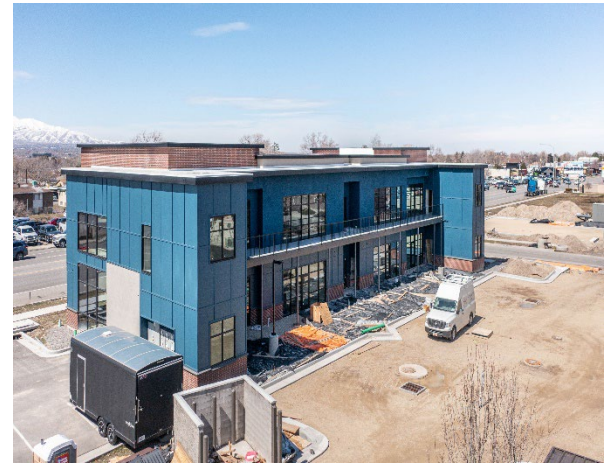
Sale Price: \$2,900,000  
Lease Rate: \$25.00/SF/YR – NNN  
CAM: ~\$7.00/SF



High Exposure in  
New Mixed Use  
Development Area



Ability to  
condominiumize





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# MAIN & UPPER FLOORS

LEVEL

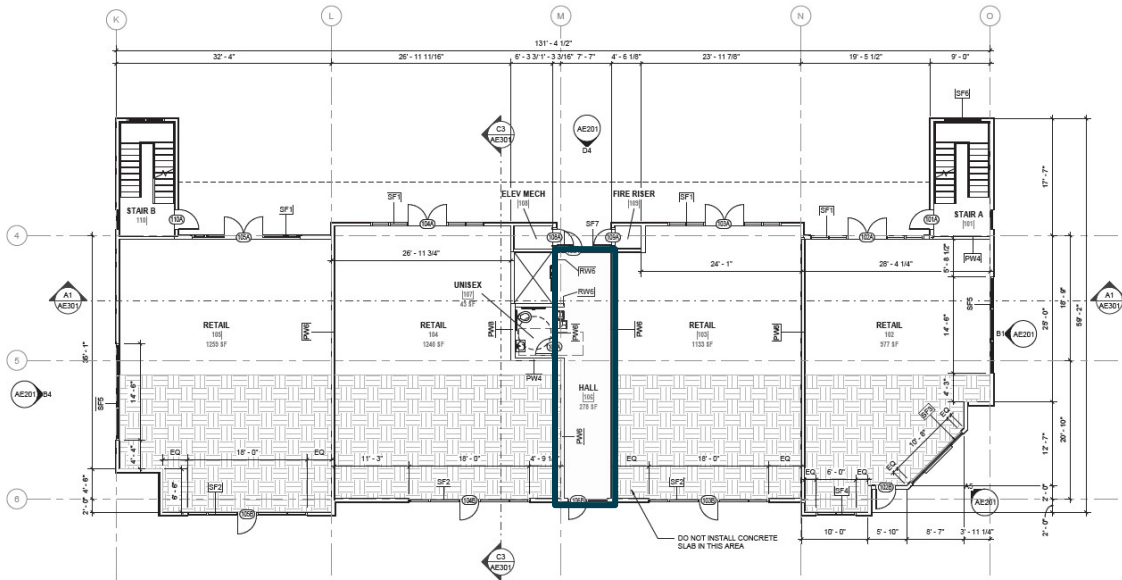
SF

Main

977 - 4,918

**360°**  
VIRTUAL TOUR  
LOWER NORTH

**360°**  
VIRTUAL TOUR  
LOWER SOUTH



LEVEL

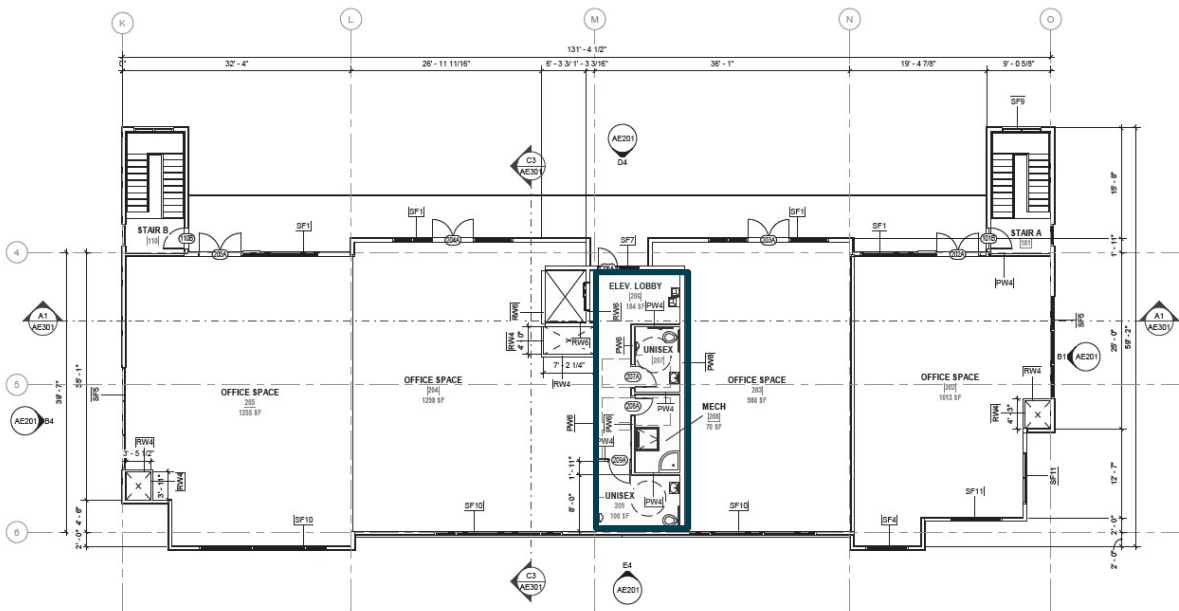
SF

2

930 - 4,960

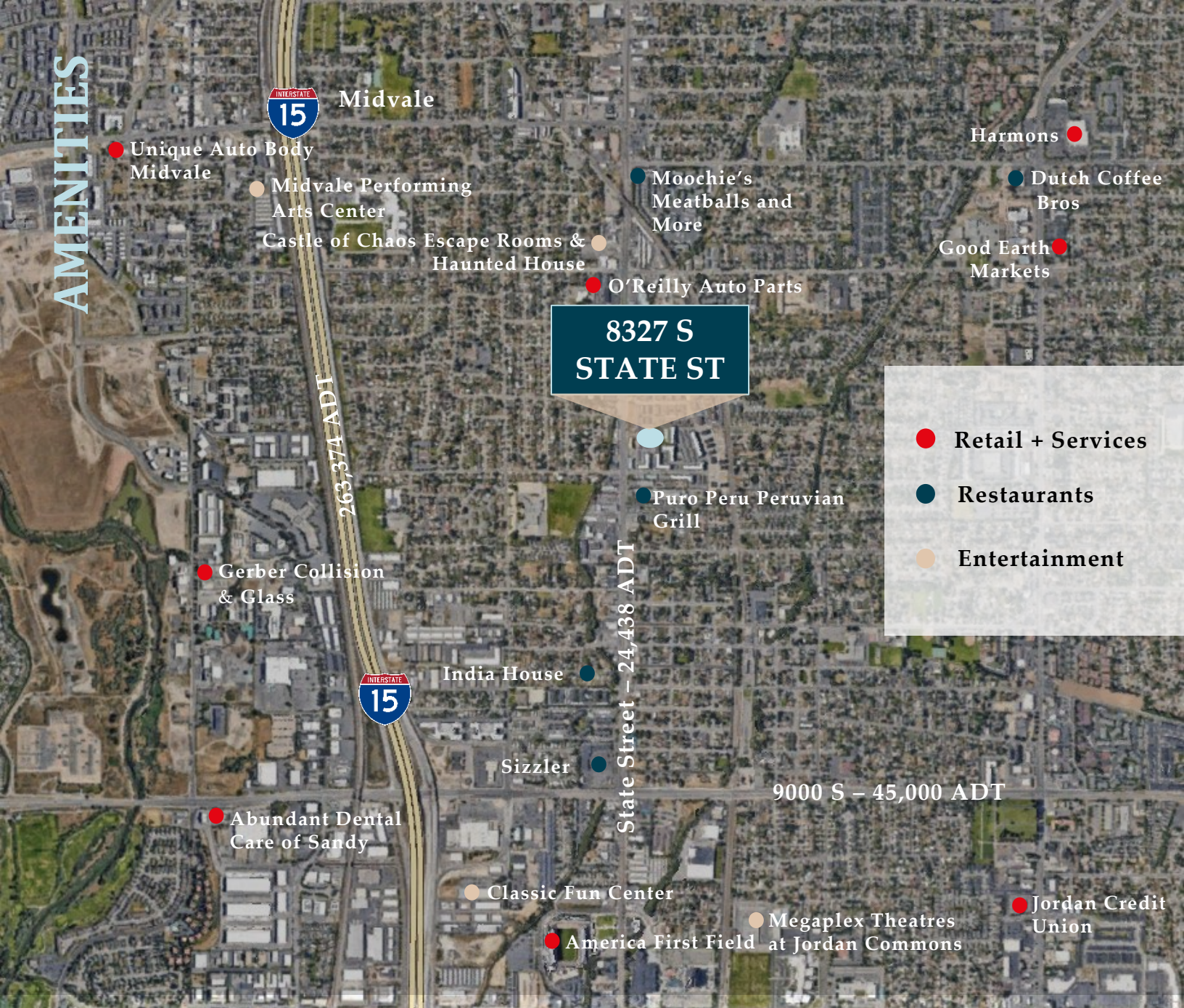
**360°**  
VIRTUAL TOUR  
UPPER NORTH

**360°**  
VIRTUAL TOUR  
UPPER SOUTH





# AMENITIES



- Retail + Services
- Restaurants
- Entertainment

# DEMOS

	1 mile	3 miles	5 miles
Current Population	20,946	136,035	345,170
Total Households	7,738	51,377	124,355
Avg. Household Income	\$82,023	\$98,862	\$116,160

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