

# REDWOOD FLEX CONDO

386 North Redwood Road | North Salt Lake, UT 84054



## FOR SALE

\$899,000 (\$224.75/PSF)

## FOR LEASE

\$1.05 PSF/Monthly NNN

## Property Highlights

- Total SF: 4,000 SF
- Loading: One (1) 10'x14' Grade Level Door
- Clear Height: 16'
- Clear Span (No Columns)
- Two Bathrooms
- One Office
- HVAC Throughout
- Ceiling Fans
- Fire Suppression System
- Zoning: MD (Manufacturing - Distribution)
- ADT: 11,000 Cars/Day on Redwood Road
- Located on Redwood Road In North Salt Lake Just One Mile North of Exit 27 on I-215

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	8,269	48,848	117,153
2029 PROJECTED POPULATION	8,593	50,635	119,411
2024 EST. DAYTIME POPULATION	13,744	52,722	118,326
2024 EST. AVG HH INCOME	\$120,073	\$133,838	\$126,236
2024 EST. HOUSEHOLDS	2,683	15,858	39,024
2024 EST. BUSINESSES	429	1,579	3,264

