



ROWLAND HALL

Redevelopment Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Rowland Hall Redevelopment Site (the "Site"), a premier 4.95-acre redevelopment opportunity located in the highly desirable 9th & 9th neighborhood of Salt Lake City, Utah. The previous owner, Rowland Hall has entered a leaseback, providing near-term income to the next owner as development plans commence.

This offering presents a rare opportunity to acquire nearly 5 acres of contiguous, highly sought-after land in one of Salt Lake City's most desirable submarkets. The Site invites visionary developers to reimagine its potential and shape the future of the 9th & 9th neighborhood through a transformative redevelopment project through rezoning the parcel.

ASSET SUMMARY

Name:	Rowland Hall Redevelopment Site
Address:	843 & 848-856 South Lincoln Street Salt Lake City, Utah
Site Details:	4.95 acres total
Zoning:	I (Institutional) R-2 (Single & Two Family Residential)
Building Size:	117,082 rentable sq. ft. (buyer to verify)
Asking Price:	Contact brokers

LEASE SUMMARY

Tenant:	Rowland Hall-St. Mark's School
Lease Type:	Absolute NNN
Lease Payment:	\$960,072/year
Rent Escalations:	None
Lease Expiration:	08/31/2026
Lease Options:	One, 1-year option

Exclusive Advisors

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ACCESS & LOCATION

The site is located just north of Salt Lake City's vibrant 9th & 9th neighborhood. This area is one of the city's most walkable and features a unique mix of boutique retail, coffee shops, restaurants, and mixed-use residential buildings. Its popularity is reflected in high single-family home values, strong multifamily rental rates, and premium retail rents, making it one of the most desirable neighborhoods in the city.

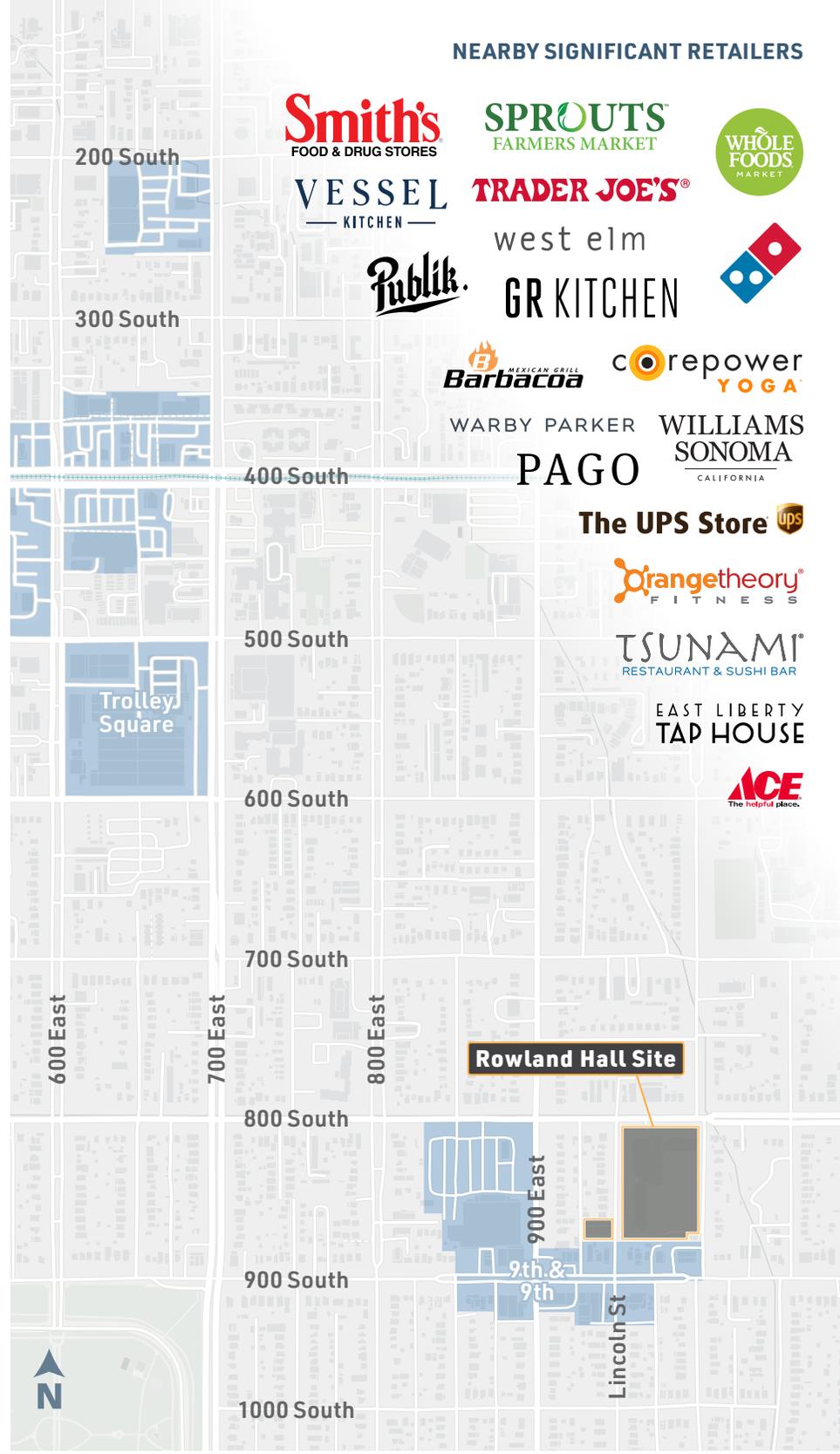
Within a 1-mile radius of the Site, the 9th & 9th neighborhood features an average home value of \$760,000, showcasing the desirability of the neighborhood.

Access to 9th and 9th is primarily served through 900 South, the main boutique retail corridor in the area. In addition to car traffic, 9th & 9th is home to the 9-line trail, a mixed-use path enabling bike and foot traffic.

900 South to the south of the Site features 10,000 average daily traffic while 800 south to the north of the Site features 17,000 average daily traffic.



NEARBY SIGNIFICANT RETAILERS



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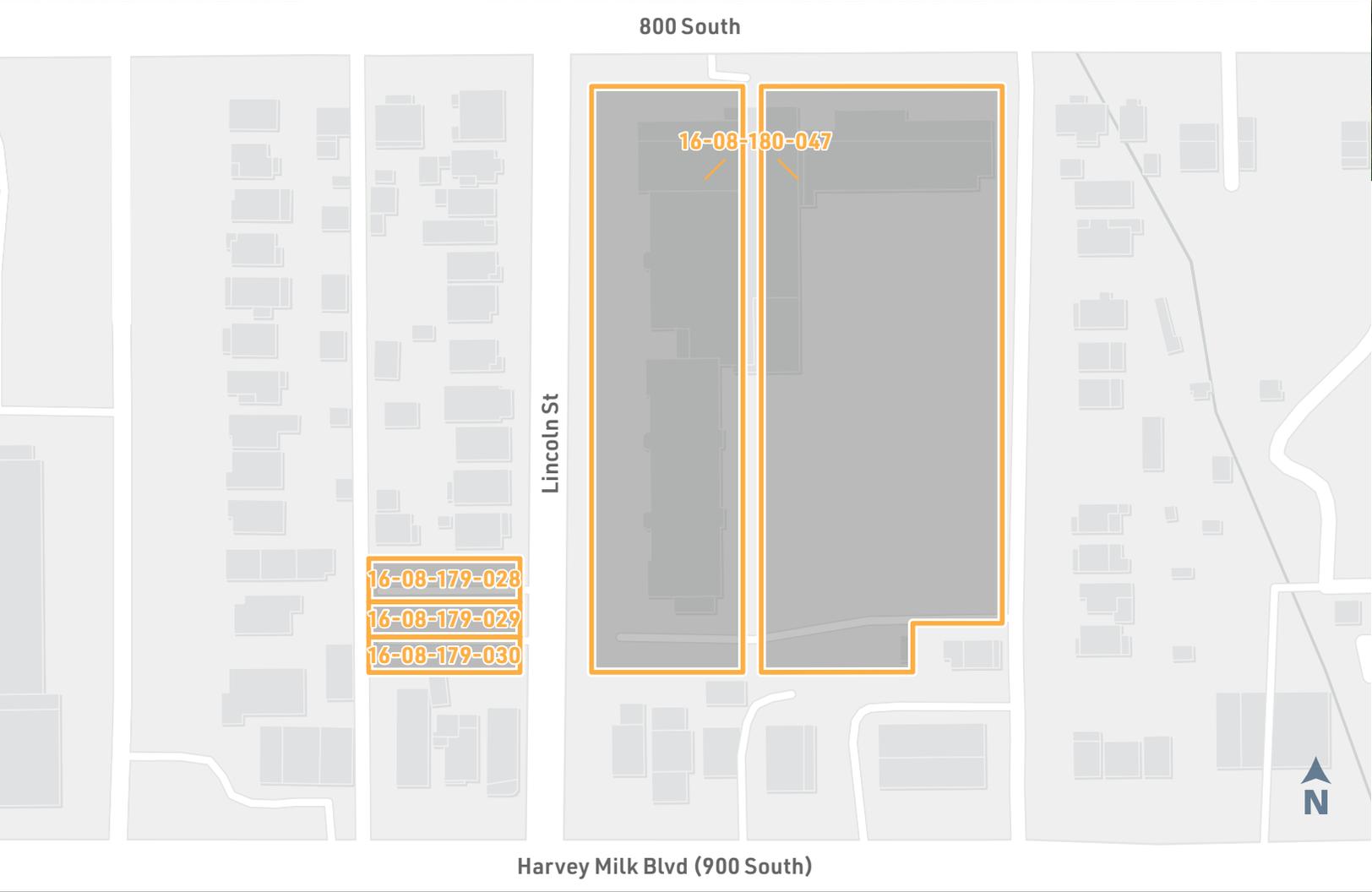
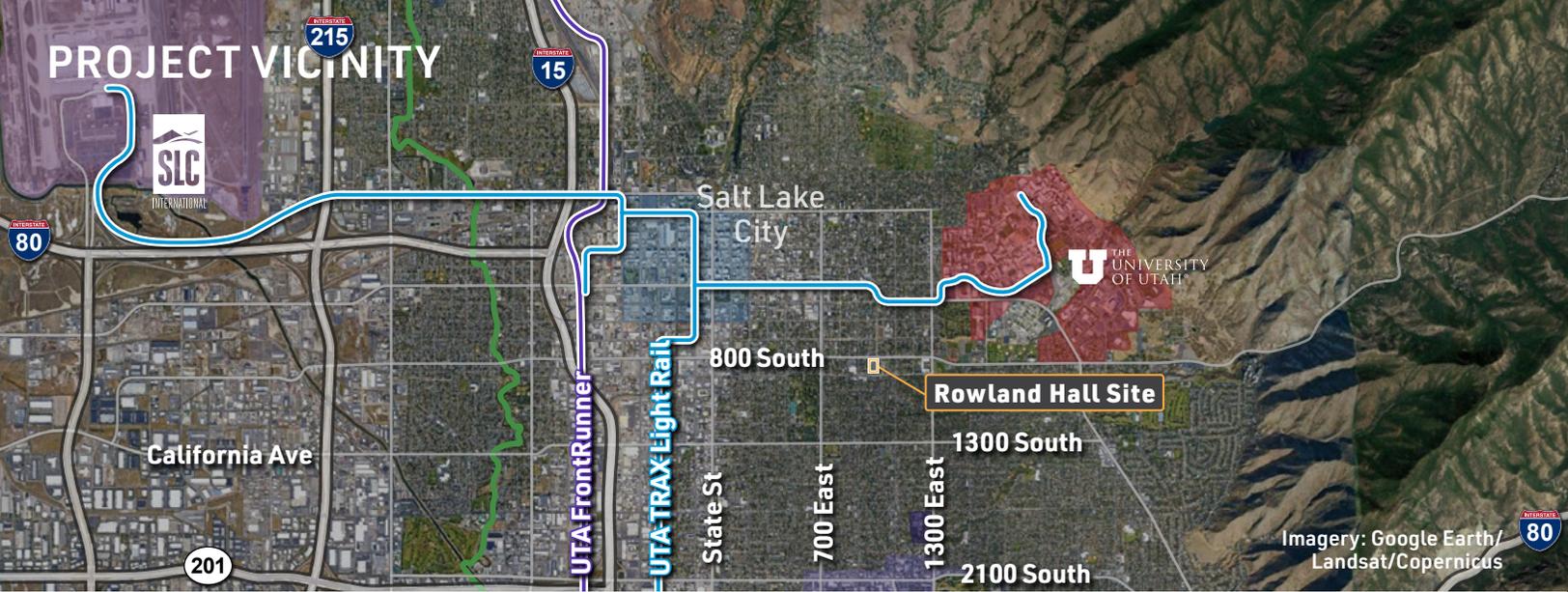
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PROJECT VICINITY



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