

FOR LEASE

10255 S. Redwood Rd, South Jordan, UT 84095

4,018 Sqft Retail/
Commercial Bldg on
0.88 Acres

IREA



PRIME REDWOOD ROAD - HIGH TRAFFIC SITE - HUGE GATED YARD

Chris Thompson, Senior Partner
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CA: 01205918 - UT: 14207899-PB00



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The Owner retains the right to withdraw, modify or cancel this offer to lease at any time and without any notice or obligation. Any lease is subject to the sole and unrestricted approval of Owner, and Owner shall be under no obligation to any party until such a time as Owner and any other necessary parties have executed a contract of lease containing terms and conditions acceptable to Owner and such obligations of Owner shall only be those in such contract of lease.

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Available For Lease

4,018 sf Bldg on 0.88 Acres

Asking Rate: \$99,000 per year NNN

Offered in its current configuration

or

as a ground lease.



4

The Property

6

Highlights

7

Location

10

Demographics

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127024

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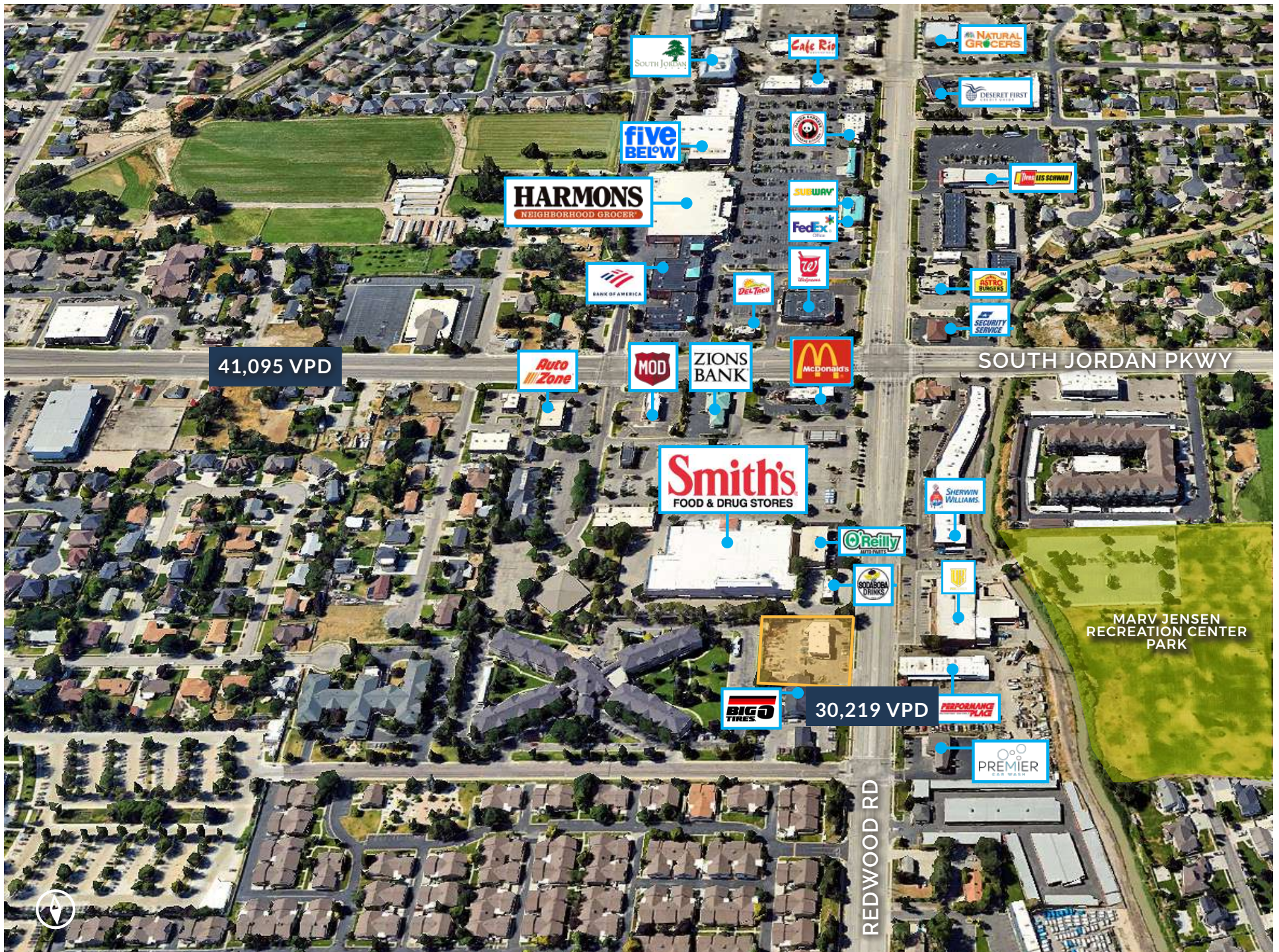


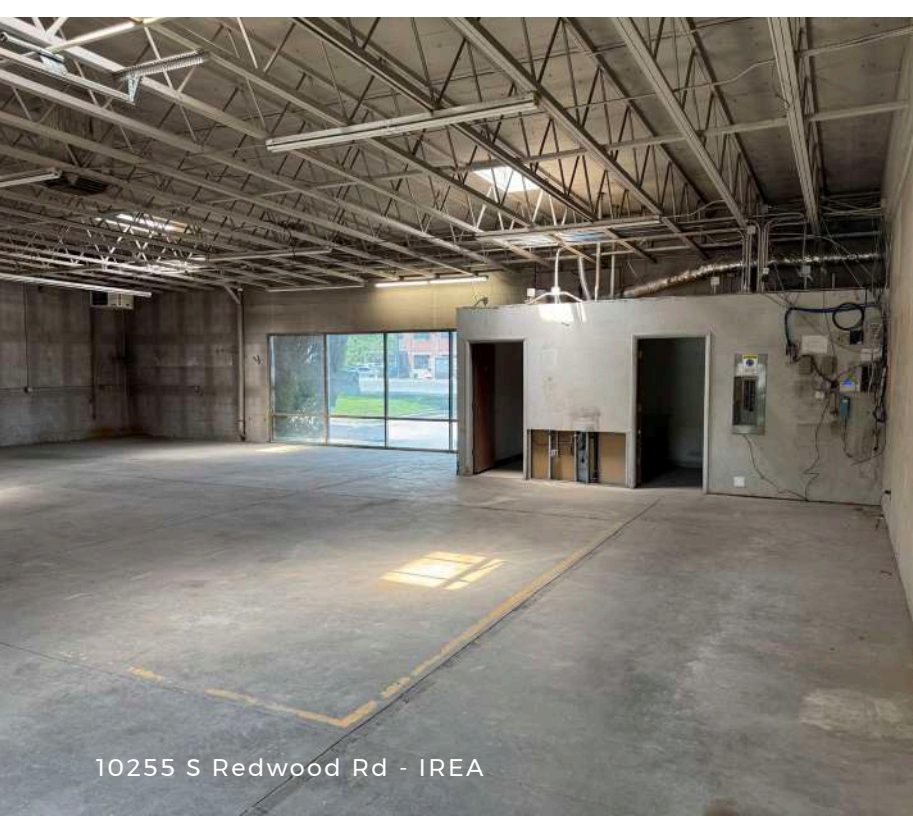
FOR LEASE

10255 S Redwood Rd
South Jordan, UT 84095

Zoning	Z-C-C
GLA	4,018 SF
Built	1996
Tenancy	Single
Asking Rent	\$99,000 NNN per year
Parking Spaces	18 + Huge Yard Parking
Land Area	.88 AC/38,332 SF
Parcel	27-15-202-032-0000
Frontage	184' on Redwood Rd

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PRIME LOCATION WITH HIGH VISIBILITY

120 ft of frontage on Redwood Road



FREESTANDING BUILDING

4,018 SF single-tenant structure built in 1996 on a spacious, gated 0.88-acre lot with 18 parking spaces



ZONING Z-C-C

Zoned for Community Commercial, allowing a wide variety of retail, office, or service uses

NNN

LEASE OFFERING

Available at \$99,000 per year

NNN



AMPLE LOT SIZE

The 38,332 SF lot provides flexibility for potential drive-thru, outdoor seating, or future site development, depending on city approval.

SOUTH JORDAN, UT

Major Employers



South Jordan is a city in south central Salt Lake County, Utah, United States, 18 miles south of Salt Lake City. Part of the Salt Lake City metropolitan area, the city lies in the Salt Lake Valley along the banks of the Jordan River between the 10,000-foot Oquirrh Mountains and the 11,000-foot Wasatch Mountains.



Rapid Population & Economic Expansion

South Jordan is a fast growing city with a population surgee from about 77,500 in April 2020 to roughly 86,200 by July 1, 2024 – an increase of about 11.2 % over four years. (axios.com, southjordanjournal.com, businessviewmagazine.com, census.gov).



Thriving Business & Employment Climate: Salt Lake County sees over 22.6 new business applications per 1,000 residents, contributing to more than 1,900 active business licenses in South Jordan, supporting 27,000+ jobs (axios.com, sjc.utah.gov).



Manufacturing Resurgence: Utah led the U.S. in manufacturing job growth (nearly 12% increase between 2019–23), signaling diversified job opportunities beyond tech (axios.com).



Tech-centric Momentum: Silicon Slopes—spanning into South Jordan—hosts over 1,000 tech firms including Google, PayPal, and Goldman Sachs, aided by tax incentives and attractive quality of life (businessinsider.com).

Transit-Oriented Development (TOD): South Jordan is strategically expanding near the I-15 corridor and UTA FrontRunner and TRAX stations. Over 550 multi-family units and several office towers already underway (en.wikipedia.org, businessviewmagazine.com). New TRAX additions — like the South Jordan Downtown station (opened March 26, 2025) — along with The Ballpark at America First Square, enhance foot traffic and retail opportunities (en.wikipedia.org)

Sustainability & Placemaking: Master-planned communities like Daybreak emphasize energy-efficient construction, walkability, and mixed-use appeal (daybreakutah.com).

Outlook: South Jordan is positioned for continued economic vibrancy, with supportive demographics, strong household incomes, and a diversified commercial base. To sustain this, city planning will secure additional commercial land, enhance infrastructure, and tailor commercial real-estate to evolving trends in consumer preference and transit access.

Daybreak Development, South Jordan, UT



Distance from Property

South Jordan Frontrunner Stop	2.4 mi
Silicon Slopes	13 mi
Salt Lake City Airport (SLC)	18 mi
Brighton Ski Resort	30 mi



South Jordan, UT

South Jordan, Utah is a fast-growing city with strong household incomes, thriving businesses, excellent schools, and master-planned communities—offering a balanced mix of residential charm and commercial opportunity. South Jordan is positioned for continued economic vibrancy, with supportive demographics, strong household incomes, and a diversified commercial base.



Frontrunner/Trax

2.4 Miles to South Jordan Frontrunner Stop;
3 Miles to Jordan Gateway Trax Stop



Freeway Access

2.5 Miles to I-15, Wasatch Front's Most Important
Freeway Artery. 6 Miles to 85 Corridor



Airport

18 Miles Salt Lake City Airport (SLC)



Somewhat Walkable

Some errands can be accomplished on foot.

10255 S Redwood Rd - IREA



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DEMOGRAPHICS

1 Mile Radius from Property



Population

1 Mile Radius	10,864
3 Mile Radius	104,657
5 Mile Radius	325,378



Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	42%
Some College	35%
High School Grad	20%
No High School Diploma	5%

Average Household Income

Income

Median Household	\$114,557
Avg Income/Person	\$48,131
Median Wealth	\$113,953



Employment

Educational Svcs	24%
Financial/Insurance	10%
Professional Svcs	12%



Total Businesses

Total Businesses	767
Total Employees	5,793



Housing Units

Total Units	3,865
Owner Occupied	2,982
Renter Occupied	812

Sources: Placer.ai

DEMOGRAPHICS

1 Mile Radius from Property



2024	10,864
2029	11,094
2034	11,567

TOTAL POPULATION



2024	3,794
2029	3,875
2024	4,042

TOTAL HOUSEHOLDS



2024	\$114,557
2029	\$148,406

MEDIAN HOUSEHOLD
INCOME



1 Mile Radius	10,864
3 Mile Radius	104,657
5 Mile Radius	325,378

POPULATION IN
RADIUS CIRCLE

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