



Office/Medical/Retail
Development Opportunity

Colliers

For Sale - All or Part

\$22 SF - \$32 SF

Redwood Road Commercial

51 N Redwood Road
Saratoga Springs, UT 84045

Property Details

- .5 Acres- 7.42 Acres - seller willing to sell all or part
- General Plan - Business Park
- UDOT access to Redwood Road
- High Growth Area
- Great Visibility from Redwood Road
- Between Redwood Road and West Lake High School

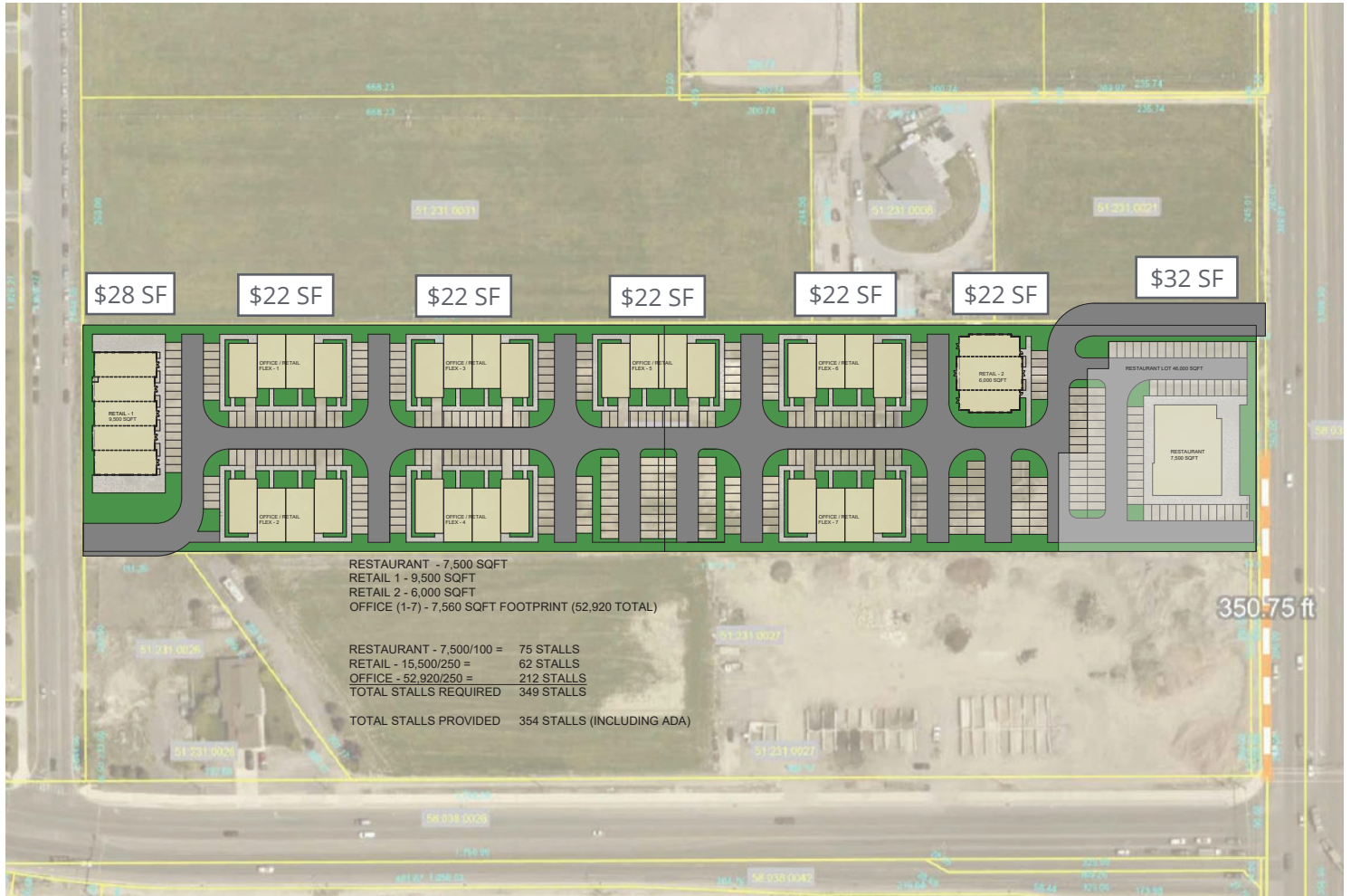
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Site Plans



Zoning and Demographics

Business Park (BP). The purpose of the Business Park (BP) Land Use Zone is to allow for certain land uses that require large tracts of land in appropriate locations.

Development under these regulations should provide for office space, light manufacturing (subject to location restrictions as determined during Site Plan review), and commercial operations in a business park campus-type setting characterized by large buffer strips, open spaces, landscaping, and quality site development standards. Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement. Certain land uses have been identified as either ancillary uses or edge uses only. - City of Saratoga Springs Municipal Code 19.04

Permitted Uses - Business Park (BP)



Restaurant



Retail



Office



Medical

Other Permitted uses include: Financial Institution, Fitness Center, Floral Sales, Ice Cream Shop, Personal Service Establishment, Preschool, Printing Establishment, Reception Center, Research and Development . . .

Demographics



Population 2024

1 mi	5,979
3 mi	77,472
5 mi	150,450

2028 Proj Population

1 mi	9,813
3 mi	93,343
5 mi	178,152



Households

1 mi	1,684
3 mi	19,713
5 mi	39,320

2028 Proj Households

1 mi	2,846
3 mi	24,308
5 mi	47,822



Median HHI

1 mi	\$112,205
3 mi	\$119,767
5 mi	\$119,868



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