

8686 S STATE STREET



Investment Realty
ADVISORS

Graduated Lease: \$3,850 → \$4,850 → Market
Rate After 6 Months

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Up to 3,204 sf of Retail Space

PROPERTY SUMMARY



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PROPERTY DESCRIPTION

This 3,204 SF commercial retail space for lease is located on State Street in the heart of Historic Sandy, offering excellent visibility and accessibility. Previously used as a florist shop, the space features an open show room and can be easily customized to accommodate a wide range of uses. Average Daily Traffic along main street is 23,059.

PROPERTY HIGHLIGHTS

- Square Feet: 3,204
- Percentage of Building: 100%
- Base Rent: \$6,000.00/Month (\$22.47sf/yr)
- CAM Charge: \$1,000.00/Month (\$3.75sf/yr)
- Total Rent Charges: \$7,000.00/Month
- Floor: 1st floor and basement
- Flexible layout – space can be built out to suit retail, restaurant, office, studio, showroom, or service-based uses
- Lease Term: 5-year lease minimum

LOCATION DESCRIPTION

Located in the vibrant city of Sandy, 8686 S State Street offers a prime location with an 11,000 SF+ well-maintained parking lot with 18 parking spaces. The perfect location for businesses seeking a dynamic and thriving community. With a strong emphasis on community and commerce, Sandy offers an ideal environment for businesses to thrive, making the 8686 S State Street property an enticing location for office tenants seeking convenience and vibrancy.

OFFERING SUMMARY

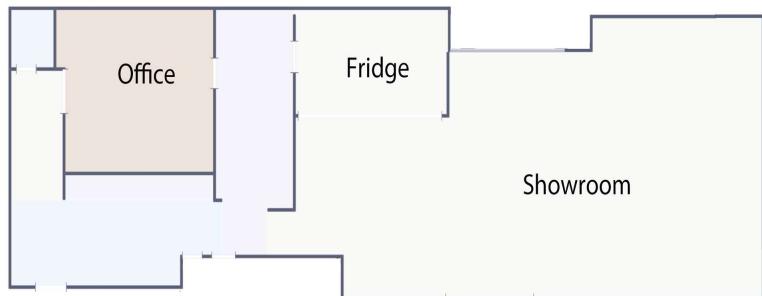
LEASE RATE:	\$22.47 SF/YR (NNN)
Estimated CAM:	\$4.75 SF/yr (NNN)
Total Monthly Estimate	\$7,000/Month
Parking Ration	5.6 Per 1,000
Available SF:	3,204 SF
Lot Size:	14,810 SF
AADT:	23,059
Zoning	CN-HSC

SITE & AVAILABILITY



ADDITIONAL PHOTOS

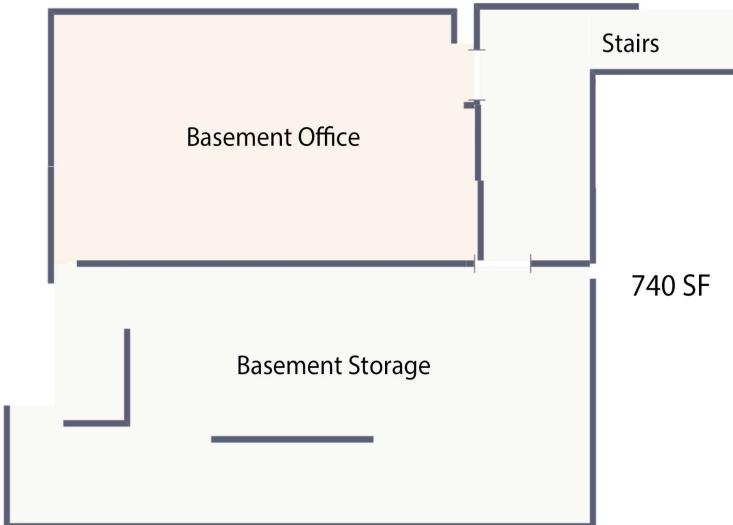
2,464 SF



Basement Office

Stairs

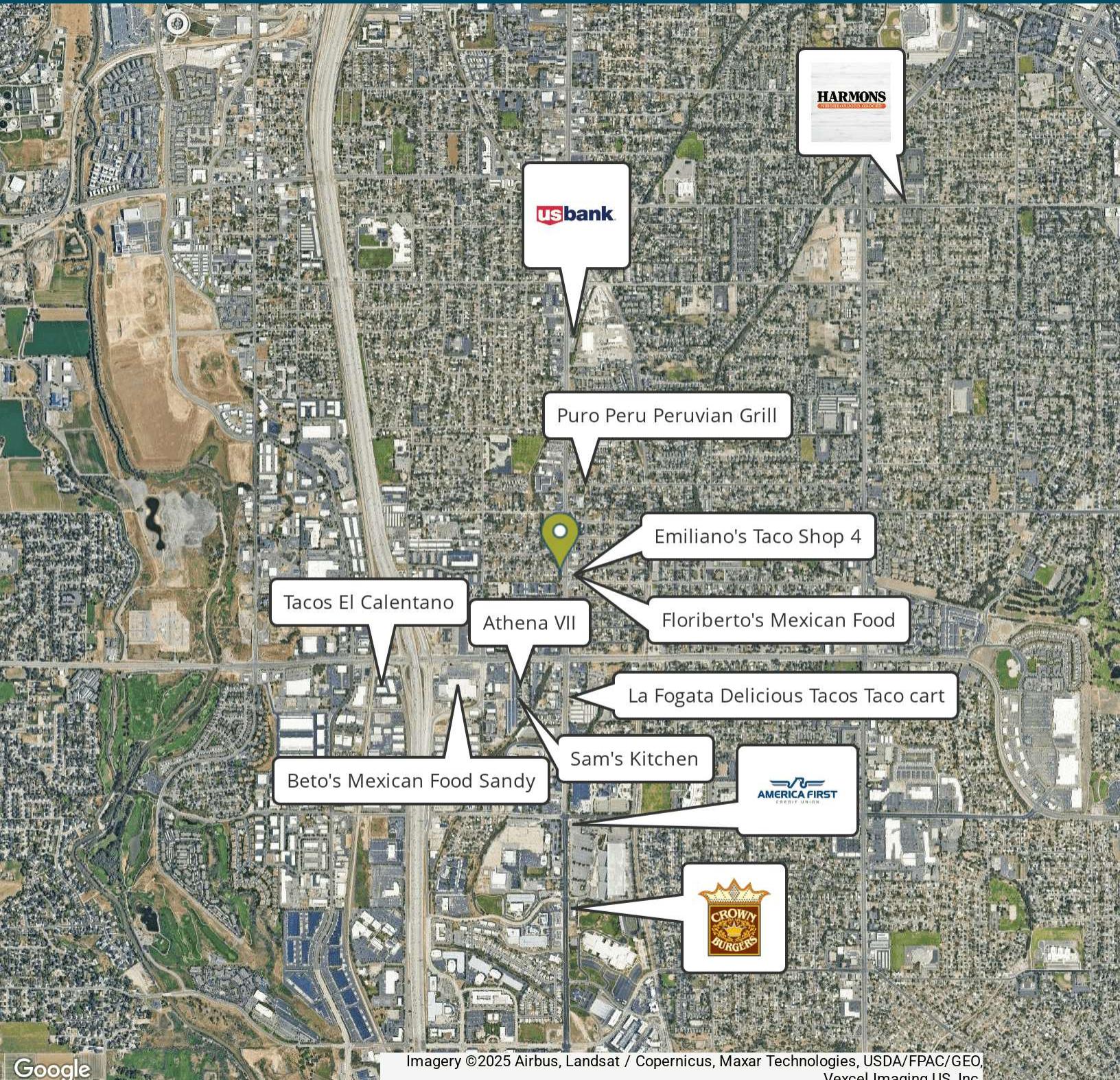
740 SF



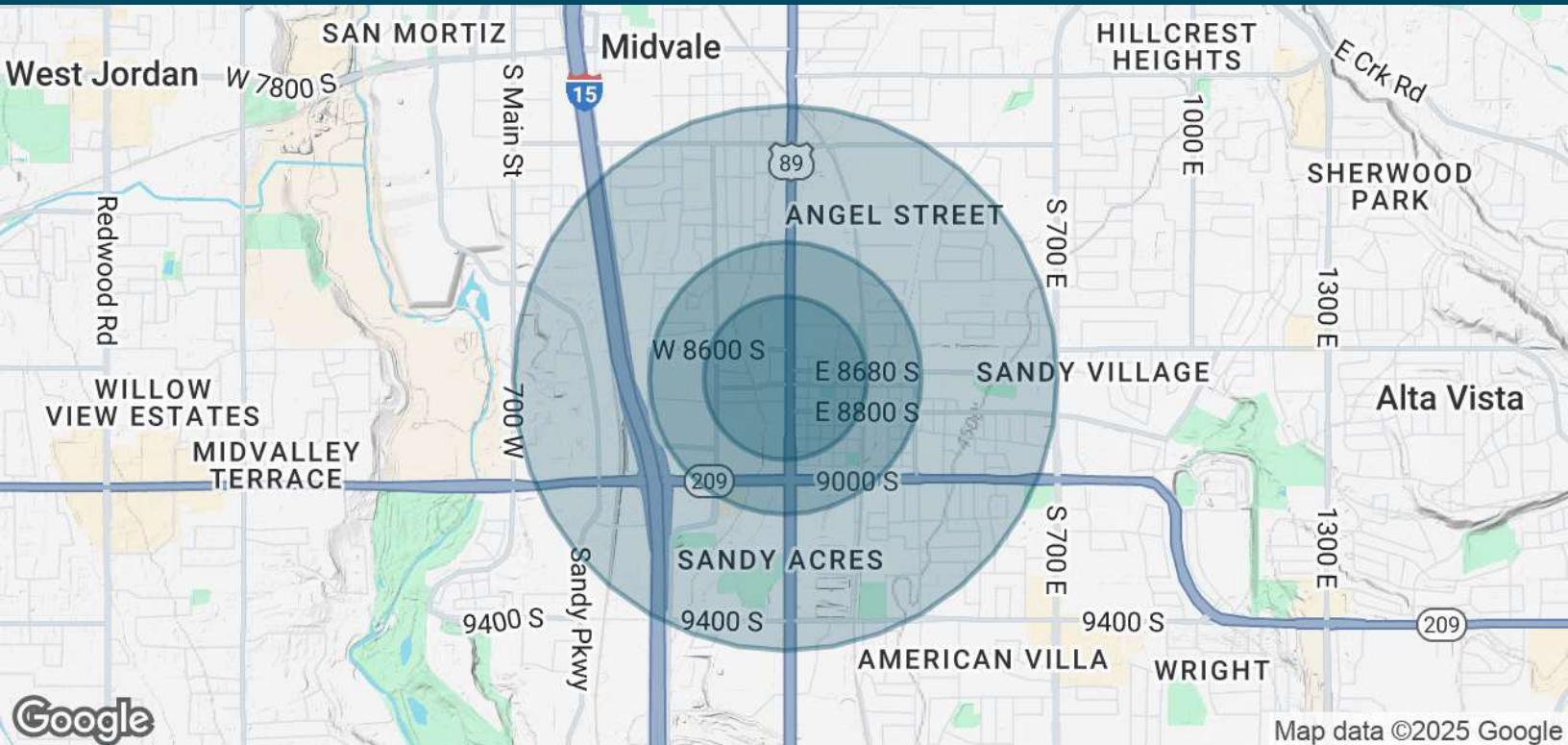
LOCATION MAP



Investment Realty
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DEMOGRAPHICS MAP & REPORT

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ADVISORS

POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	2,199	6,852	17,062
Average Age	33	34	36
Average Age (Male)	32	33	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	779	2,476	6,314
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$73,232	\$79,673	\$90,039
Average House Value	\$317,240	\$360,348	\$440,827

Demographics data derived from AlphaMap

PERMITTED USES



Permitted Use (CN-HSN)	Designation
Agriculture	P
Alcoholic beverage club (dining) liquor license	P
Alternative healing and energy healing business	P
Animal hospital, veterinary office	P
Art gallery	P
Assisted living facility, Älarge capacity	C
Automotive service station	C
Business or financial services	P
Commercial repair services	P
Commercial retail sales and services	P
Day care, adult	C
Day care, child	C
Day care, elderly	C
Day care, group	C
Earth station	S
Home health agency	P
Hotel	P
Medical and health care offices	P
Professional office	P
Public plaza	P
Public service	P
Recreation center	P
Recreation, indoor	C
Recreation, outdoor	P
Religious or cultural activity	C
Residential facility for elderly persons	C
Residential facility for persons with a disability	C
Residential health care facility, residential care facility	C
Residential short-term rental (STR)	C
Restaurant	S
Restaurant, drive-up window	P
Satellite dish (ground or roof mount)	C
School, charter	S
School, commercial	P
Secondhand merchandise dealer	P
Sheltered workshop	P
Social or reception center	C
Solar equipment	P