



BRAND NEW OFFICE/RETAIL FOR LEASE

2317 WEST 7800 SOUTH, WEST JORDAN, UTAH 84088

FREE RENT AVAILABLE!



PROPERTY INFORMATION

- NEWLY BUILT STOREFRONT RETAIL/OFFICE BUILDING
- **SUITE 105: 1,190 RSF**
LEASE RATE: \$35.00/SF NNN
- **SUITE 106: 1,244 RSF - END CAP WITH DRIVE-THRU**
LEASE RATE: \$38.00/SF NNN
- **SUITE 201: 1,590 RSF - 3,175 RSF AVAILABLE**
TENANT IMPROVEMENT ALLOWANCE OF \$30/SF
LEASE RATE: \$24.00/SF NNN
- PYLON & BUILDING SIGNAGE AVAILABLE
- BUSY AREA WITH HIGH TRAFFIC COUNTS
- EASY ACCESS TO BANGERTER HIGHWAY AND REDWOOD ROAD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,078	124,631	374,732
Households	4,929	40,926	122,952
Avg. Household Income	\$100,949	\$97,926	\$97,389

TRAFFIC COUNTS

7800 South : 37,938 Annual Average Daily Traffic
 Redwood Road: 41,219 Annual Average Daily Traffic

Contact
801.617.1707

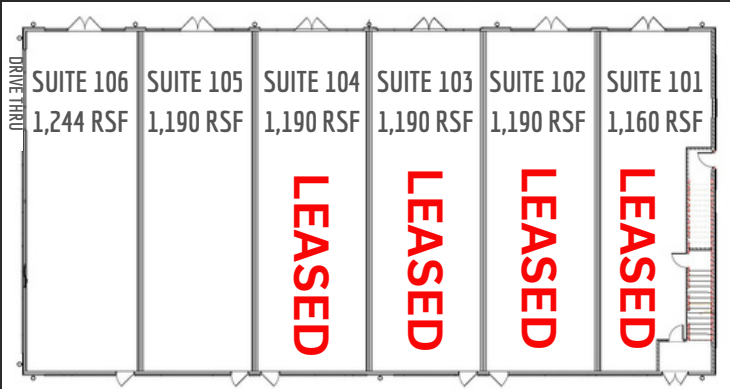
CRYSTAL JOHNSON
 crystal.johnson@crcnationwide.com



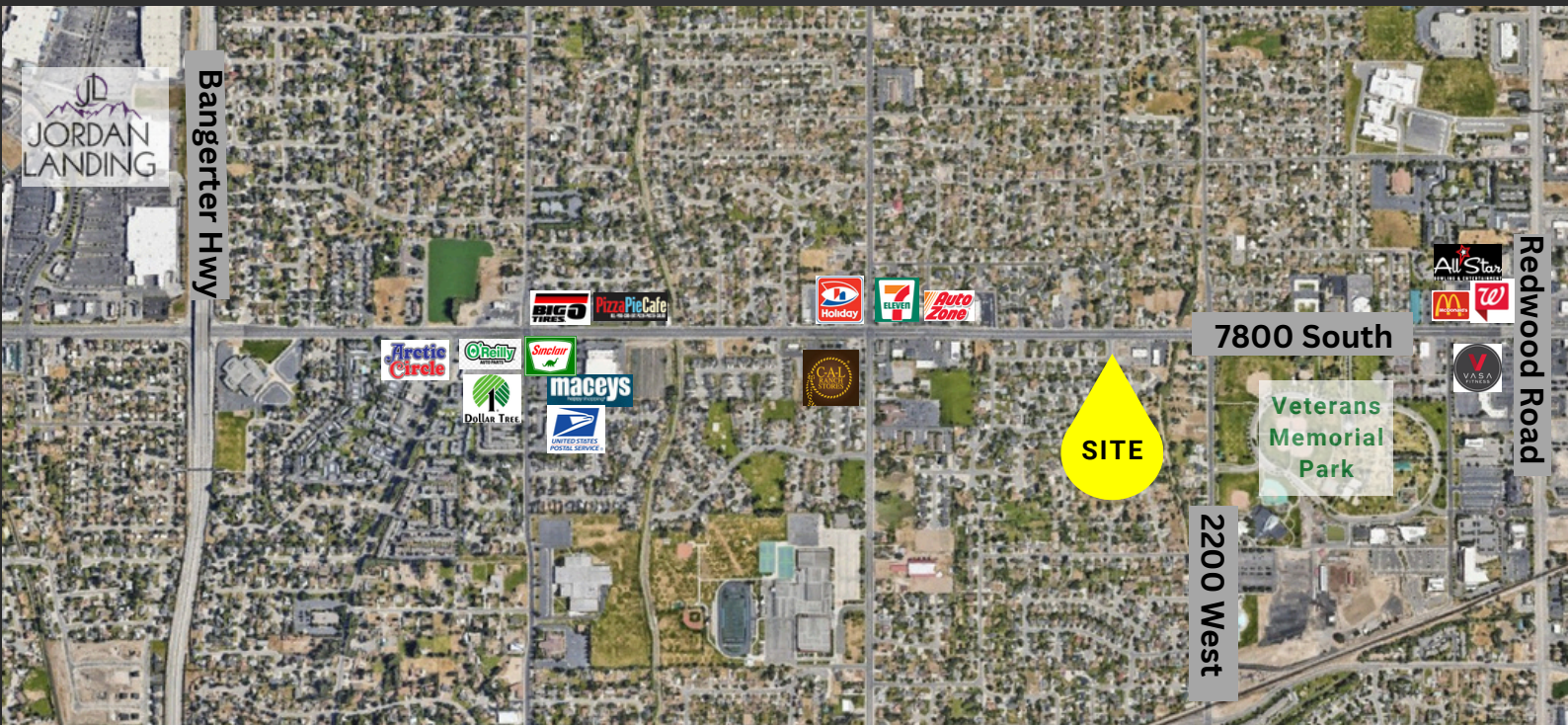
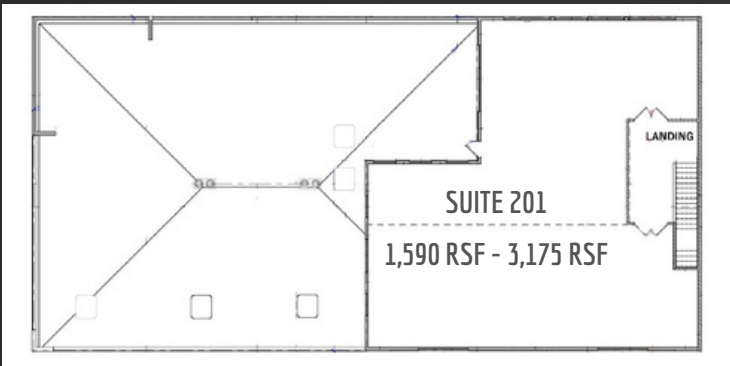
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MAIN LEVEL



SECOND LEVEL



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

Contact
801.617.1707

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