

BRAND NEW OFFICE/RETAIL FOR LEASE

2317 WEST 7800 SOUTH, WEST JORDAN, UTAH 84088

FREE RENT AVAILABLE! | \$30/SF TI ALLOWANCE



PROPERTY INFORMATION

- NEWLY BUILT STOREFRONT RETAIL/OFFICE BUILDING
- TENANT IMPROVEMENT ALLOWANCE OF \$30/SF
- SUITE 104: 1,190 RSF
- SUITE 201: 1,590 RSF - 3,175 RSF AVAILABLE
- PYLON & BUILDING SIGNAGE AVAILABLE
- BUSY AREA WITH HIGH TRAFFIC COUNTS
- EASY ACCESS TO BANGERTE 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

RATE REDUCED: \$24.00/SF - \$28.00/SF YEAR NNN

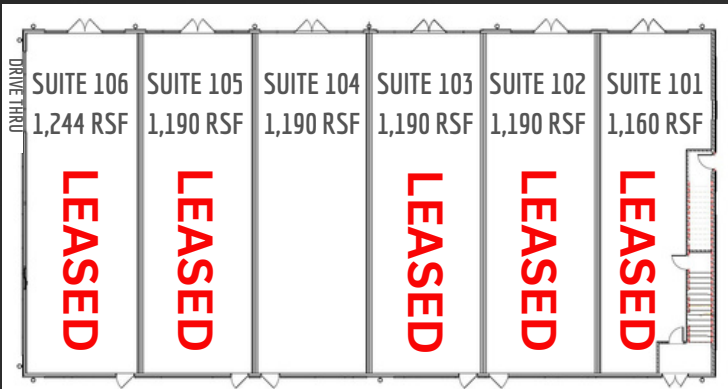
Contact
801.617.1707

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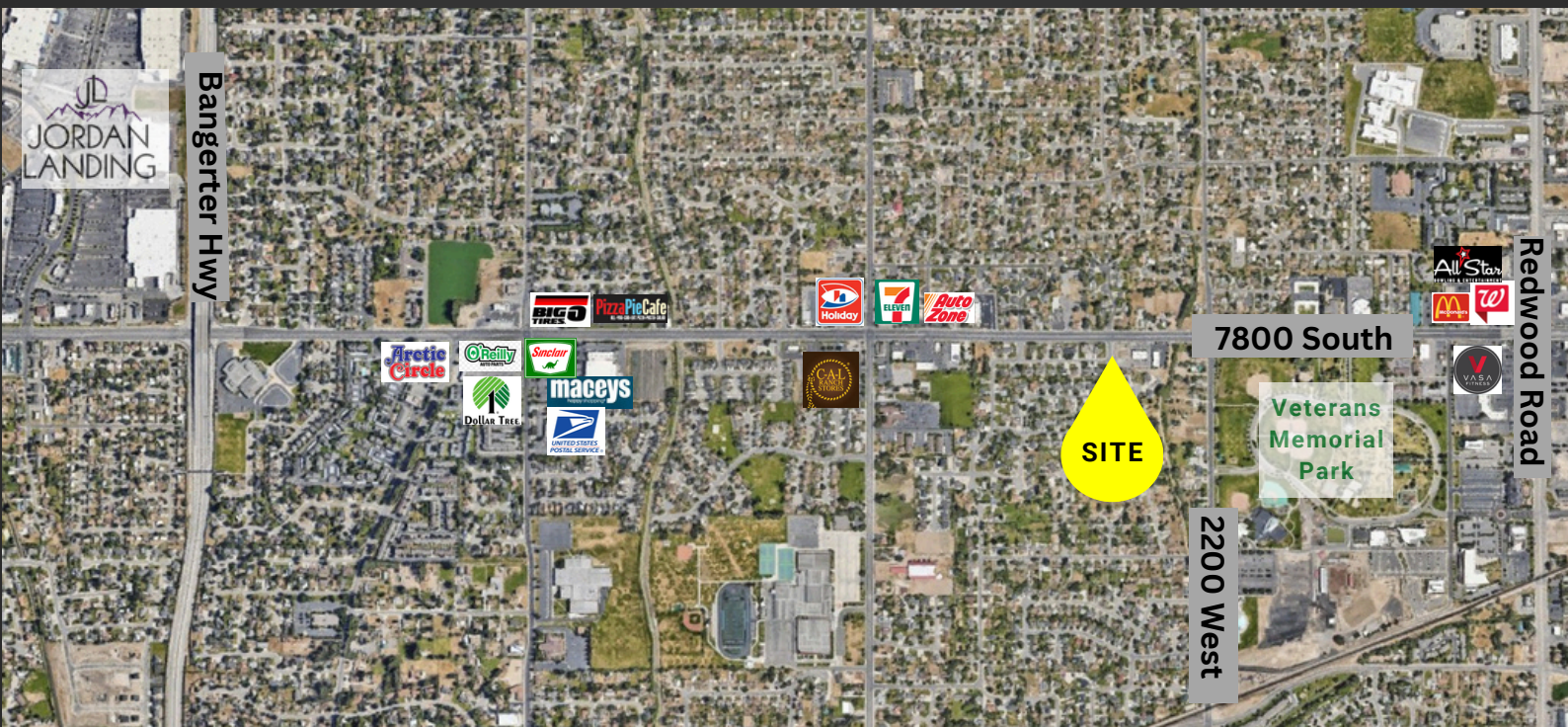
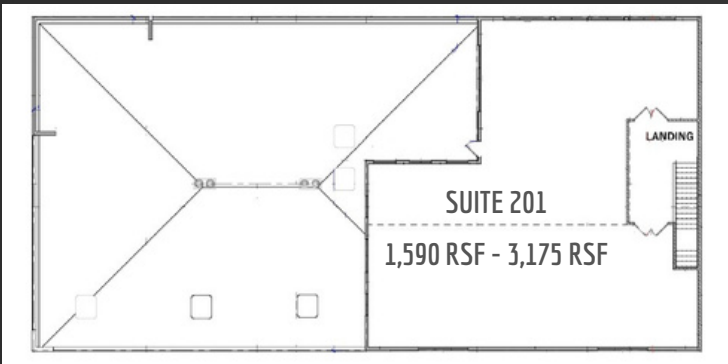
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MAIN LEVEL



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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