



**FOR SALE**

# Draper Office Condo

276 East 12200 South, Draper, Utah 84020

### Property Highlights

- 2,160 SF Ground-Floor Office Condo
- 3 Private Offices + Break Room
- Open Work Area for Flexible Layout
- Just ±0.56 Miles to I-15
- Directly Across from Draper Post Office
- Ample On-Site Parking

**Asking Price:**

**\$648,000**

**CONTACT**

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| Demographics      | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| <b>Population</b> |           |           |           |
| 2025 Summary      | 10,745    | 91,099    | 219,062   |
| 2030 Projected    | 10,891    | 92,626    | 221,682   |
| <b>Households</b> |           |           |           |
| 2025 Summary      | 3,691     | 29,860    | 73,297    |
| 2030 Projected    | 3,839     | 31,181    | 76,085    |
| <b>Income</b>     |           |           |           |
| 2025 Median HHI   | \$119,485 | \$125,696 | \$125,471 |
| 2025 Average HHI  | \$153,087 | \$168,928 | \$164,589 |
| 2025 Per Capita   | \$54,208  | \$55,359  | \$54,988  |

Information provided by ESRI Business Analyst



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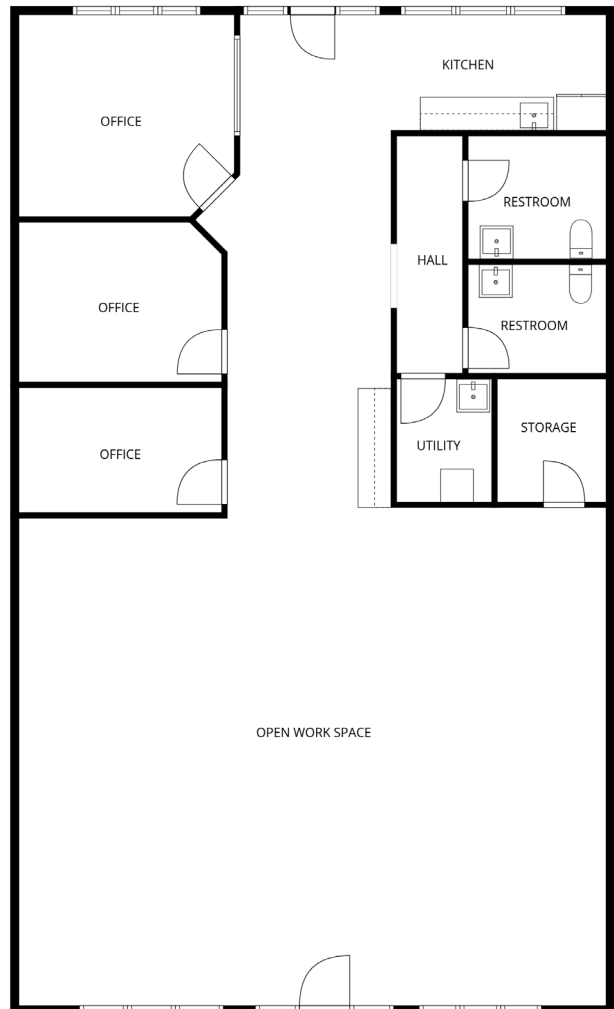
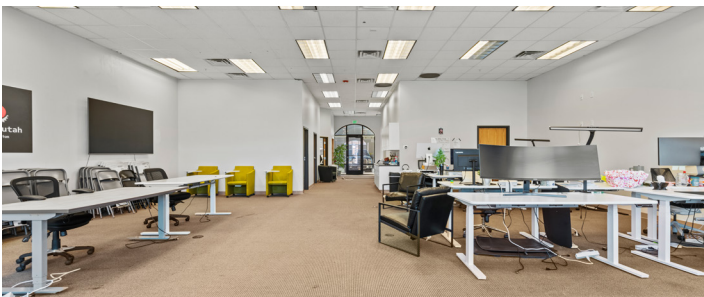
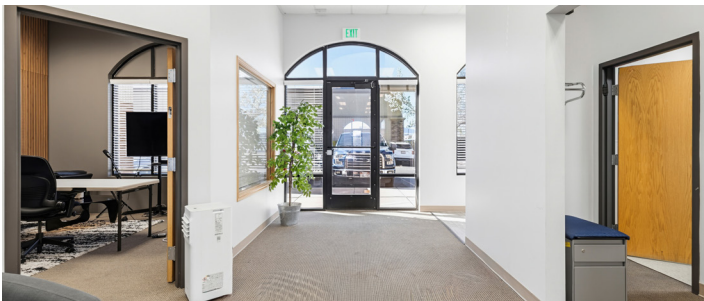
# Property Site Plan

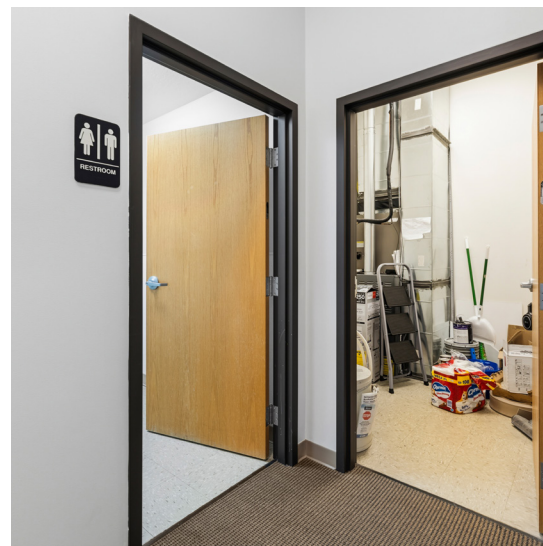
276 E 12200 S | Draper, Utah

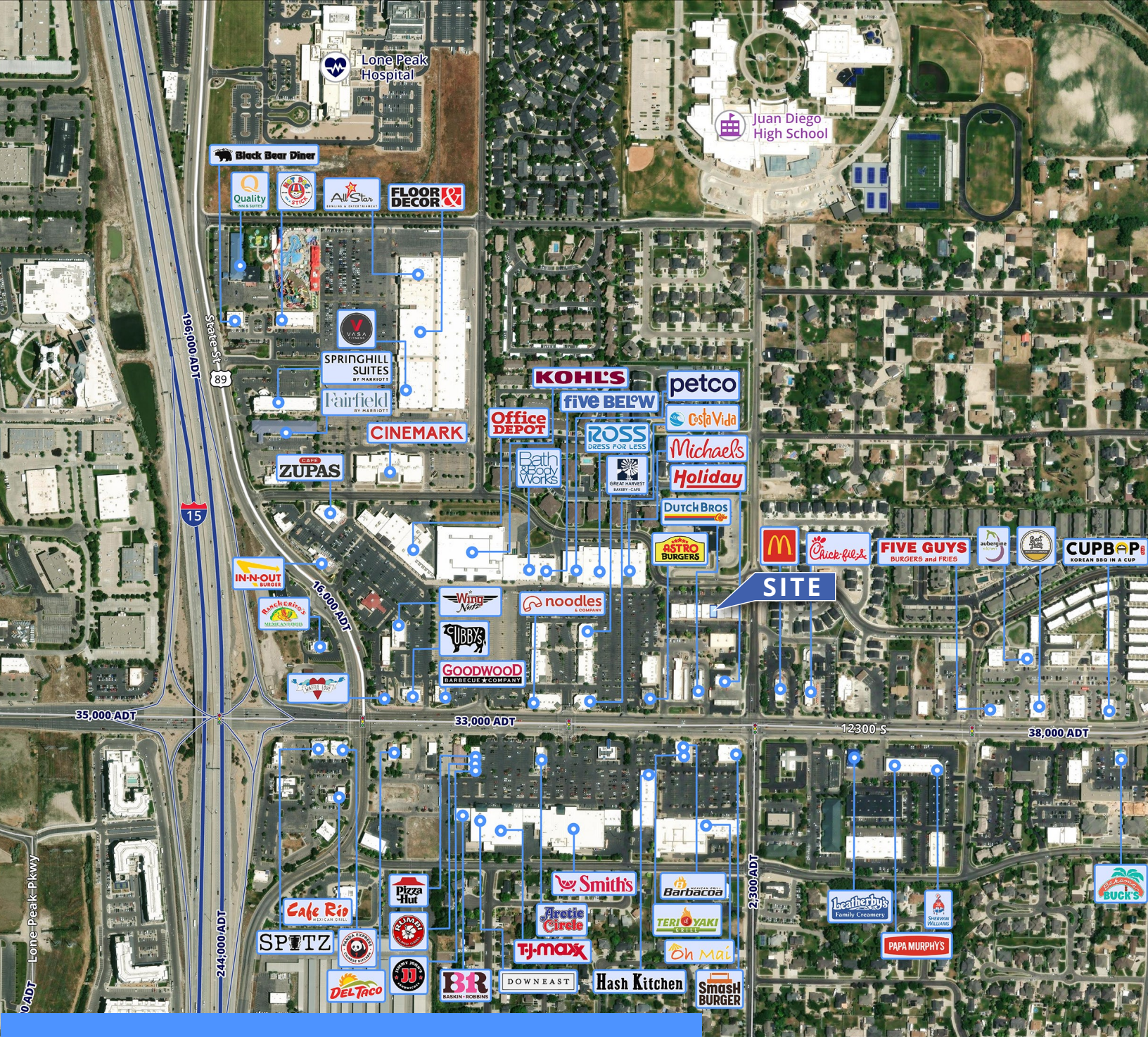
## PROPERTY OVERVIEW

This 2,160 SF ground-floor office condo offers a flexible layout with a strong office/retail mix, supporting a wide range of uses. The space is well-configured with three private offices, men's and women's restrooms, a break area, and an open workspace that can easily accommodate additional desks or customer-facing use. High ceilings create an open, comfortable environment, while front and rear entrances provide flexibility in how the space functions day to day. Located near Draper Peaks and Draper Crossing, the property is surrounded by a strong mix of retail, dining, and everyday amenities.

## FLOOR PLAN







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