

FOR SALE // OFFICE / RETAIL / MIXED-USE / MEDICAL

248 E 13800 S #4

Draper, UT 84020



PROPERTY DESCRIPTION

Rare opportunity to own a well-located office condo in the highly desirable Rockwell Square development. This 1,964 SF space offers excellent exposure, easy ground-level access, and a clean, professional buildout including private restroom, break room, and kitchen. Positioned in the heart of Draper with strong traffic counts and quick access to major corridors, this property is perfect for an owner-user or investor seeking a low-maintenance commercial asset in a high-demand area.

OFFERING HIGHLIGHTS

- 1,964 SF ground-level office space
- Located in Draper's high-activity Rockwell Square corridor
- Breakroom and storage included
- Ground-floor access for easy client entry
- Ample dedicated parking
- Easy access to I-15 & Bangerter Highway
- Strong visibility with consistent daily traffic
- Ideal for medical, dental, aesthetics, salon suites, or professional office use

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
Est. Total (2025)	10,662	57,911	105,113
Projected (2030)	10,800	61,130	108,479
Households			
Est. Total (2025)	3,785	17,792	33,829
Projected (2030)	3,958	19,320	36,052
Household Income			
Median Income (2025)	\$139,393	\$139,735	\$132,720
Avg. Income (2025)	\$184,194	\$186,377	\$168,560

Source: ESRI forecasts for 2025 and 2030.



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Offered at \$700,000

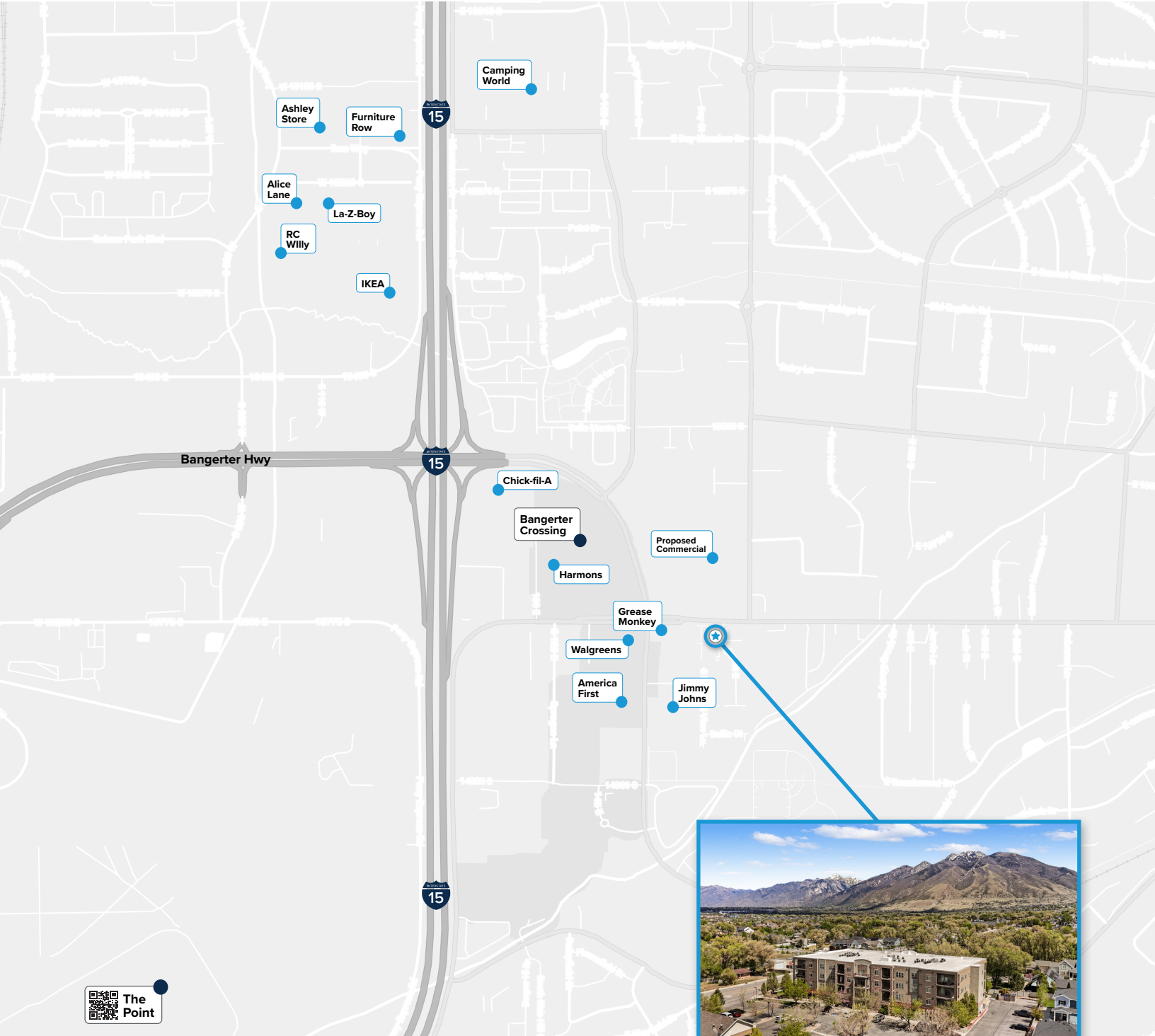
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LOCATION



801.3471401 // 693 E 12200 South, Suite 200, Draper, UT 84020

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