



RETAIL PROPERTY FOR SALE

2943-2945 E 3300 S - SALT LAKE CITY, UT

2943-2945 E 3300 S, Millcreek, UT 84109



Property Description

Rare opportunity to acquire a freestanding commercial building along the established 3300 South corridor in Millcreek's desirable Canyon Rim area. The approximately 3,362-square-foot building is situated on approximately 0.23 acres and offers a dedicated turn lane, prominent street exposure, existing freestanding signage, on-site parking, and zoning that offers a multitude of uses for either Owner/User or Investment

Surrounded by established east-bench neighborhoods with strong household incomes and home values, the property is well positioned for visibility and convenient customer access. Its flexible size may accommodate a variety of neighborhood-serving retail, professional office, personal-service, health and wellness, showroom, or specialty commercial concepts, subject to governmental approval.

Information provided as a courtesy. Buyer to verify.

Offering Summary

Sale Price	\$798,000
Building SG	3,362 SF
Parcel	0.23 Acres
Parking Ratio	7 Available (Surface) - 2.08/1000 SF

Demographics	0.5 Miles	1 Mile	3 Miles
Total Households	1,203	4,410	34,327
Total Population	3,790	13,125	89,398
Average HH Income	\$179,953	\$174,928	\$156,597

CHRISTIE DAUGHERTY, CCIM

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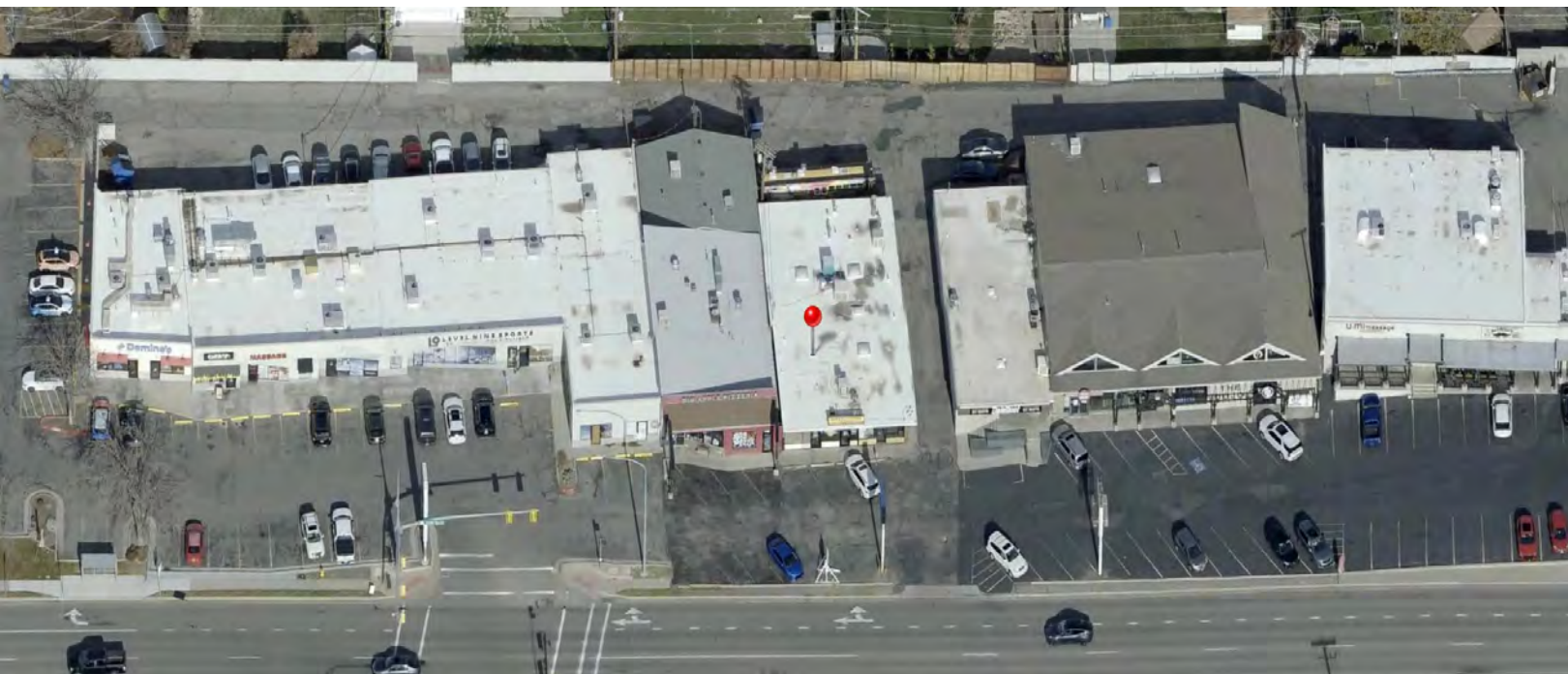
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Property Highlights

- Freestanding Retail Building
- 3,362 Sf on .23 Acre Parcel
- Dedicated Turn Lane
- 3300 South Corridor Exposure
- Single or Multi-Tenant Flexibility
- Excellent Investor, Owner-User, or Re-Development Opportunity
- Over 26,000 ADT
- Grease Trap
- Strong Storefront Identity

Demographics 0.5 Miles 1 Mile 3 Miles

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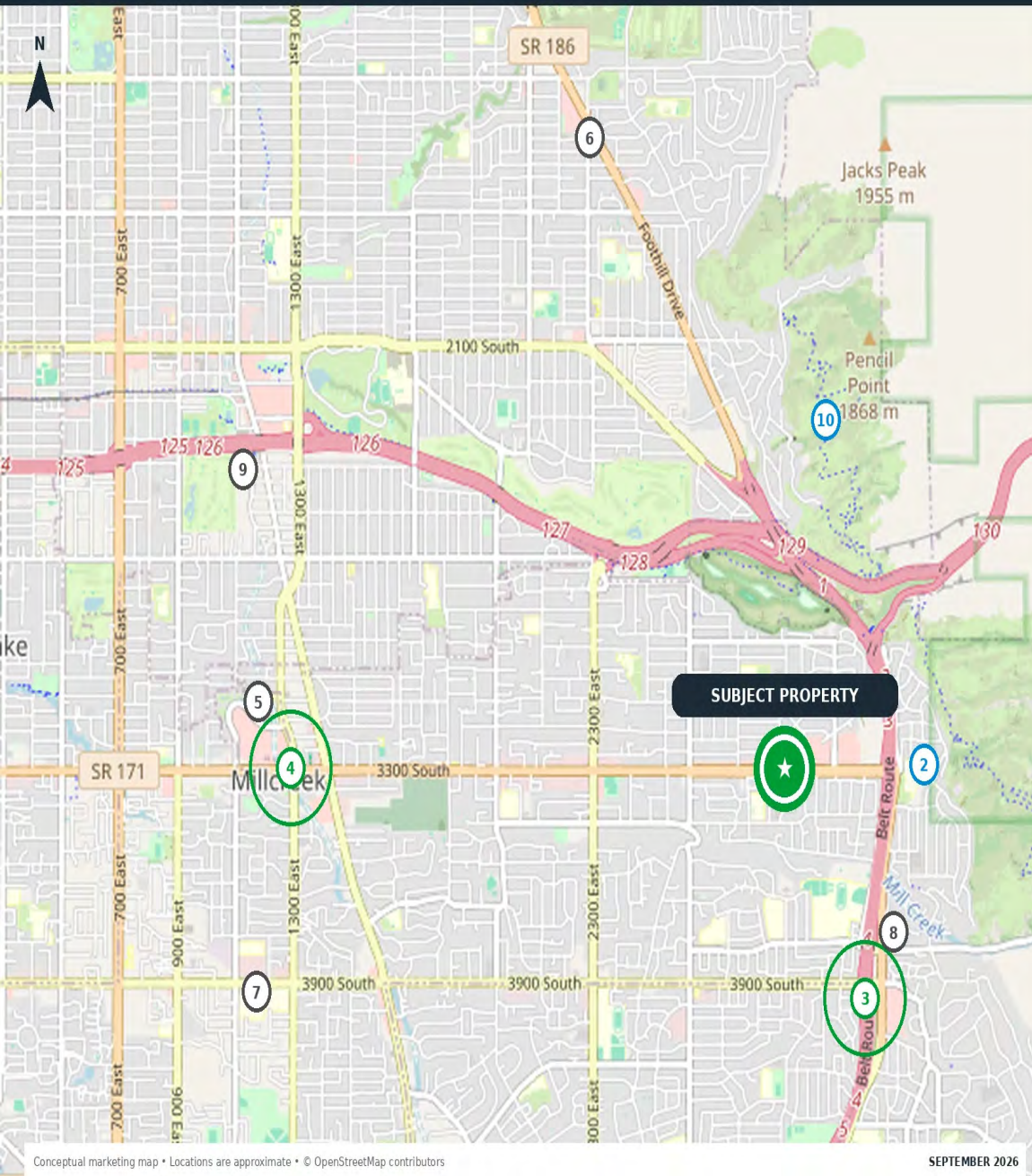
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RETAIL INVESTMENT LOCATION

2945 E 3300 S | MILLCREEK, UTAH

East-bench retail corridor • Regional access • Established rooftops



BUYER LOCATION DRIVERS

- 1. **SUBJECT PROPERTY**
2945 E 3300 S
- 2. **I-215 / 3300 SOUTH**
Immediate regional access
- 3. **OLYMPUS HILLS NODE**
Retail + CRA / mixed-use activity
- 4. **MILLCREEK CITY CENTER**
City Hall • Millcreek Common • mixed-use
- 5. **BRICKYARD DISTRICT**
Established retail and services
- 6. **FOOTHILL VILLAGE**
East-bench retail destination
- 7. **ST. MARK'S HOSPITAL**
Major healthcare/employment anchor
- 8. **SKYLINE HIGH SCHOOL**
Community and daytime activity anchor
- 9. **SUGAR HOUSE**
Dense mixed-use retail district
- 10. **PARLEY'S / I-80**
Canyon + valley-wide connectivity

POSITIONING

Infill retail location serving Canyon Rim and the east bench, less than a mile from I-215.

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