

8475 S STATE ST

8475 S State St Sandy, UT 84070
Development For Sale



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
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For Sale | \$5,495,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 1.17 acre zoned Commercial Neighborhood, with entitlements complete for a 15,149 SF development: a 10,249 SF flex warehouse/office building and a 4,900 SF retail building. Ownership is moving forward with vertical construction, and the completed grey shell product is offered at \$5,495,000. The property sits along busy Sandy State Street with average daily traffic (AADT) of 24,610 and benefits from the ~40,000 AADT of 9000 South. The combination of flexible commercial zoning, strong surrounding demographics, and a high exposure location makes this a rare turnkey opportunity in one of Sandy's most active commercial corridors, well suited for investors or owner users seeking a finished asset without entitlement or construction risk.

PROPERTY HIGHLIGHTS

- Finished project for sale.
- High-visibility location with strong traffic counts
- Ideal for developers, investors, or owner-users seeking a shovel-ready project

OFFERING SUMMARY

Sale Price:	\$5,495,000
Lot Size:	1.17 Acres
Future Building Size:	15,149 SF
Retail SF:	approx. 4,900
Office/Flex Warehouse SF:	approx. 10,249
Zoning:	CN
AADT:	26,610
Entitlement:	Fully Permitted
Target Construction Date:	April 2026

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	910	2,489	7,257
Total Population	2,389	6,732	19,402
Average HH Income	\$94,103	\$87,387	\$88,124

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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



SOUTHWEST (ABOVE)



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ADDITIONAL PHOTOS



SOUTHWEST STREET VIEW



SOUTHEAST - BUILDINGS 1 & 2



NORTHWEST STREET VIEW

ELLIOT ABEL

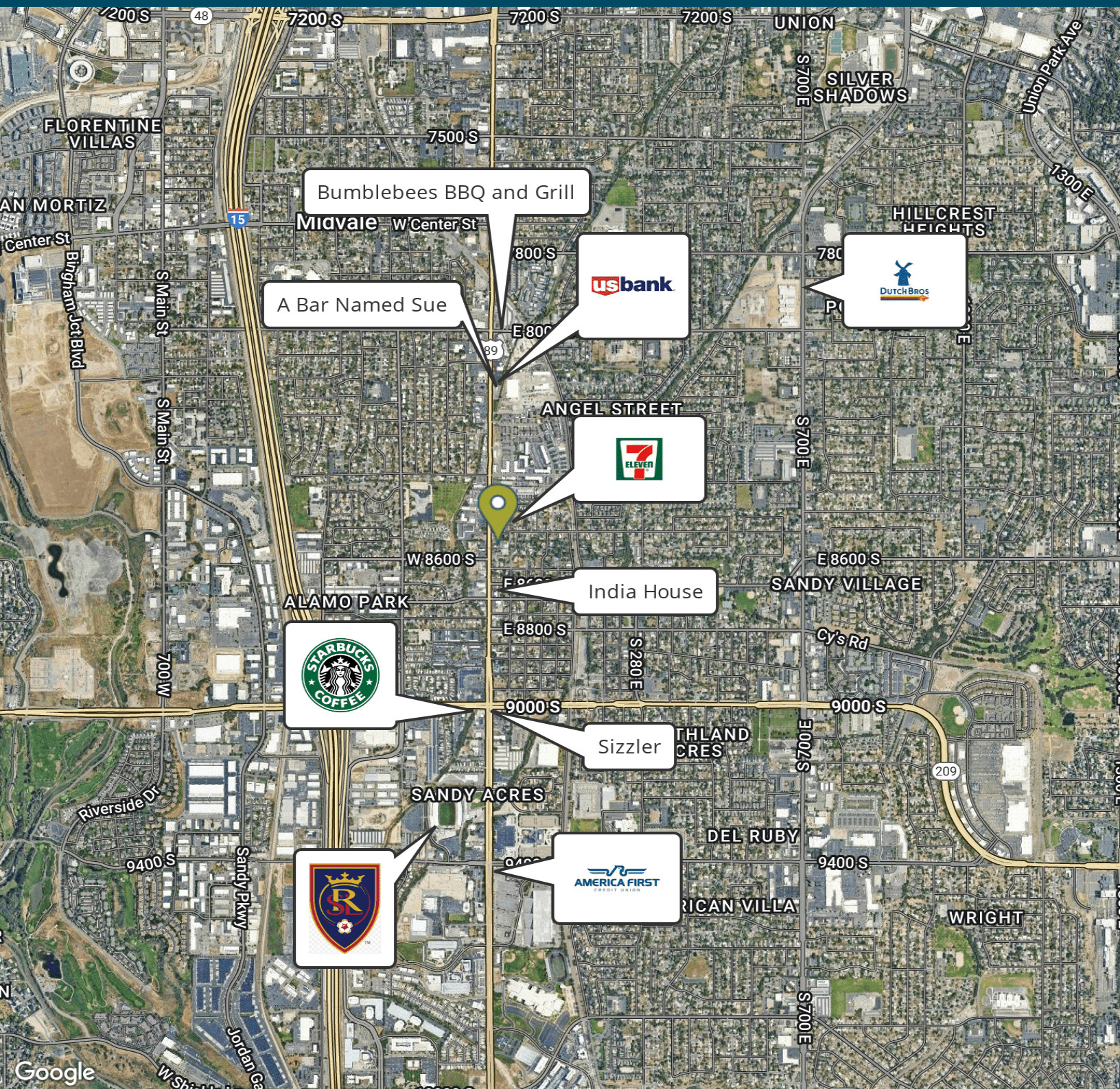
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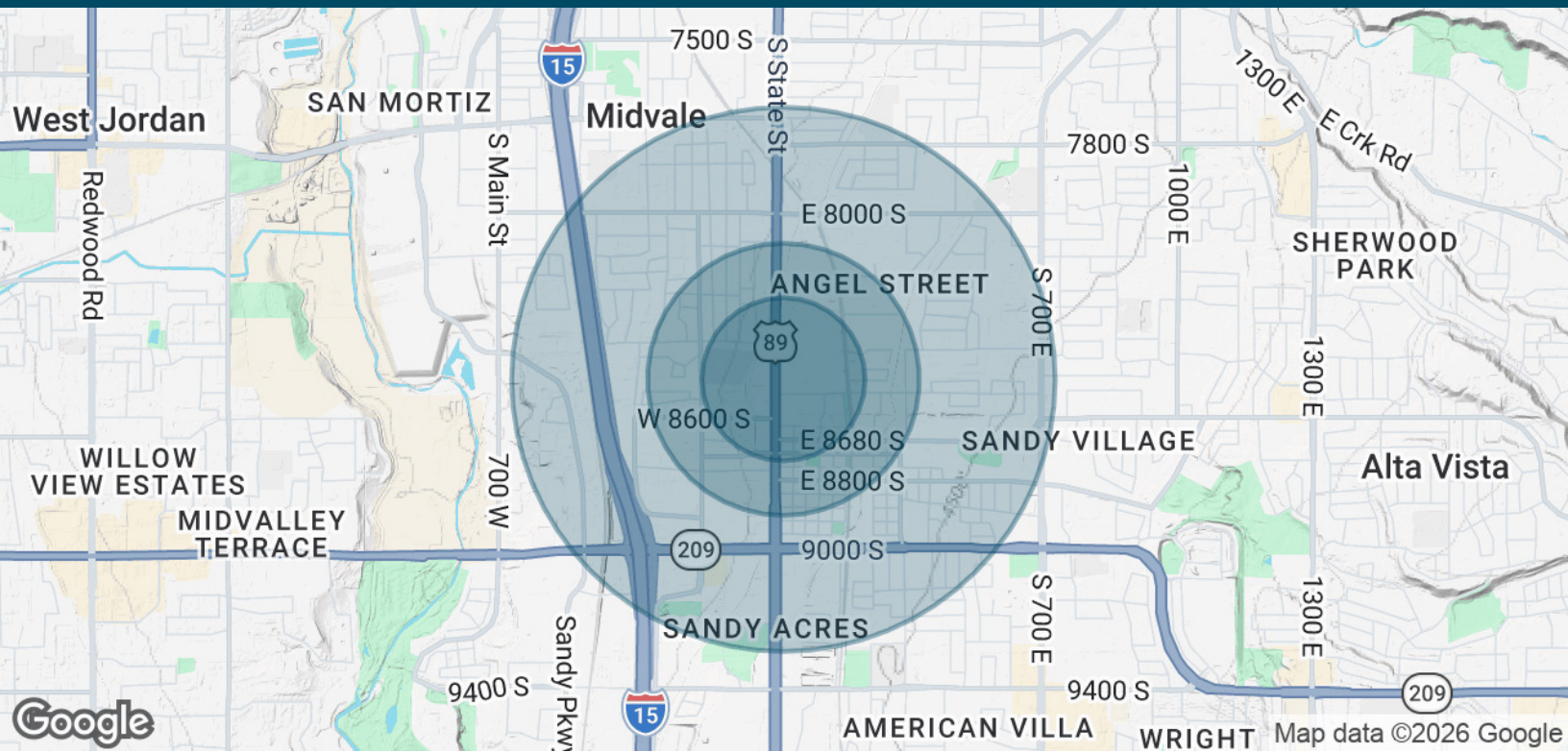


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,389	6,732	19,402
Average Age	35	34	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	910	2,489	7,257
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,103	\$87,387	\$88,124
Average House Value	\$480,806	\$432,532	\$443,846

2020 American Community Survey (ACS)

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