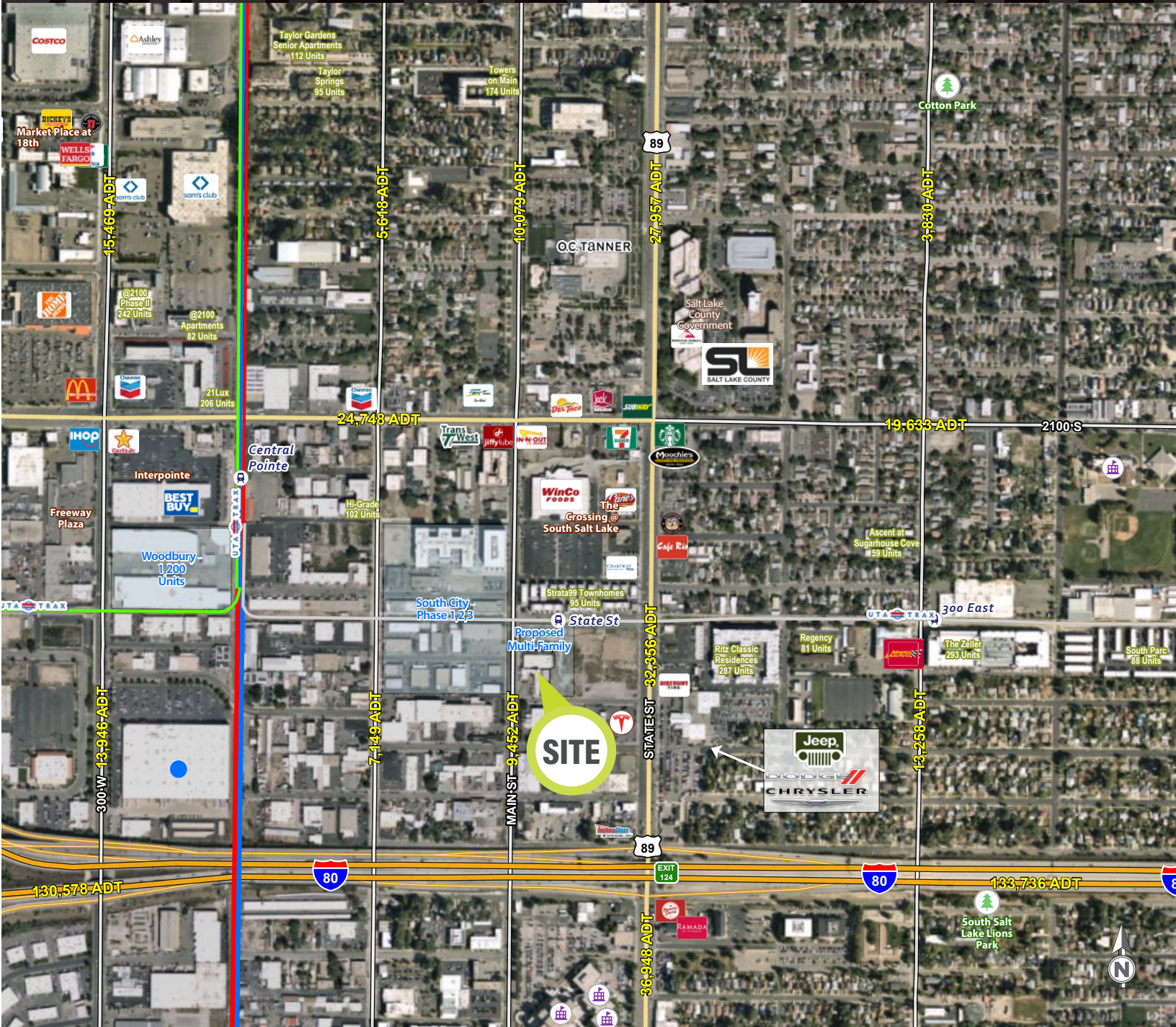


LOCATION



2265 SOUTH MAIN STREET

South Salt Lake City, UT 84115

RETAIL / FLEX SPACE AVAILABLE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	17,250	172,529	394,857
2029 PROJECTED POPULATION	19,223	190,406	417,349
2024 EST. DAYTIME POPULATION	14,104	129,716	279,378
2024 EST. AVG HH INCOME	\$81,534	\$103,753	\$110,187
2024 EST. HOUSEHOLDS	8,050	78,010	167,819
2024 EST. BUSINESSES	1,216	10,545	20,818

TRAFFIC

STATE STREET
33,000 VEHICLES PER DAY

MAIN STREET
10,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

TANNER OLSON

Owner/Agent

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

Owner/Agent

801.930.6755 | jmills@legendcommercial.com

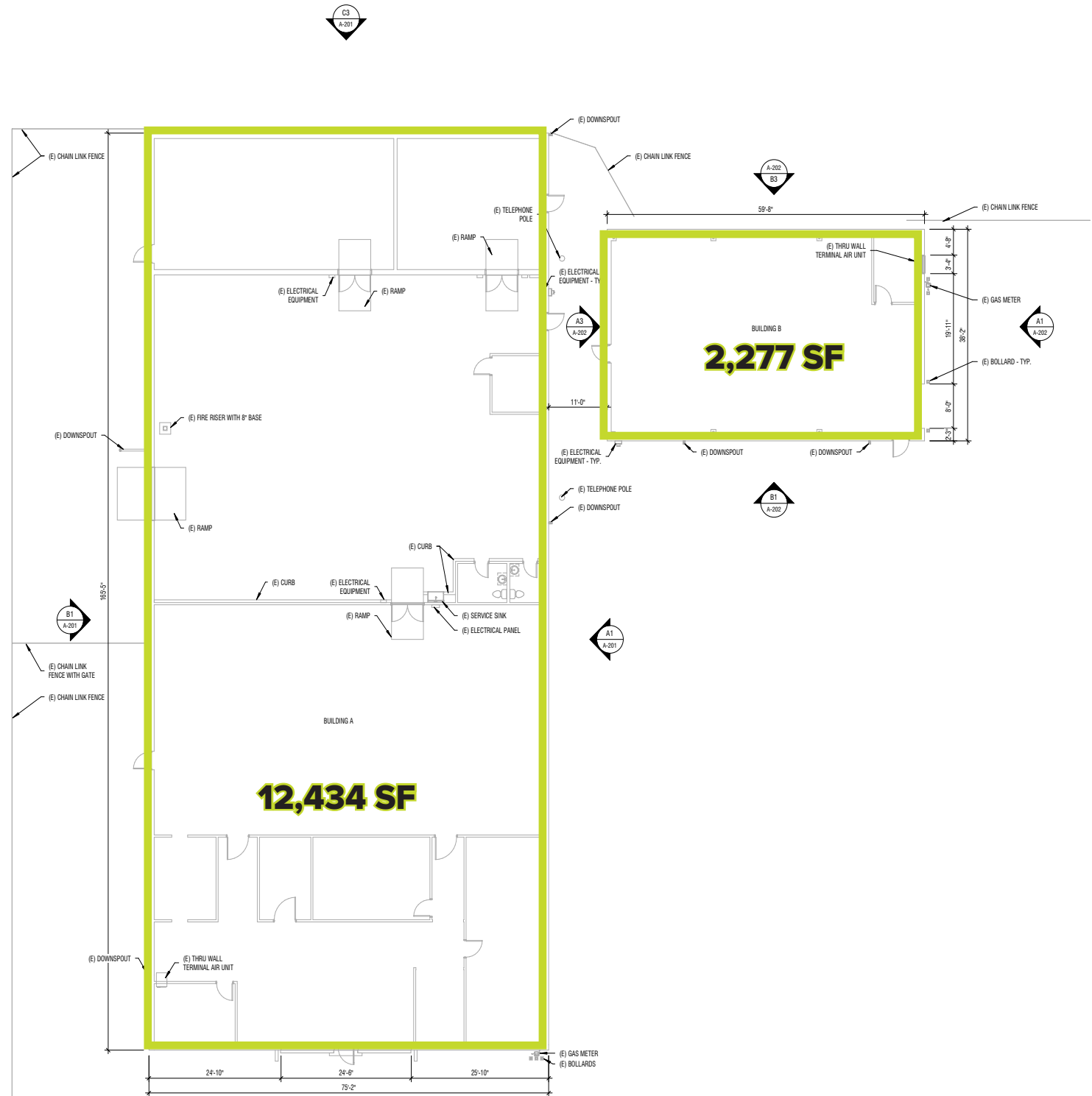
LEGEND

PARTNERS

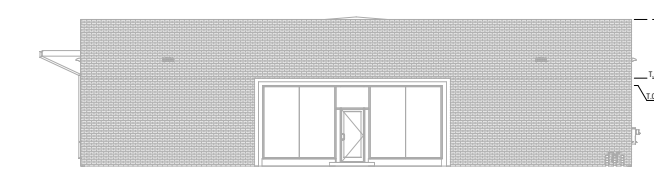
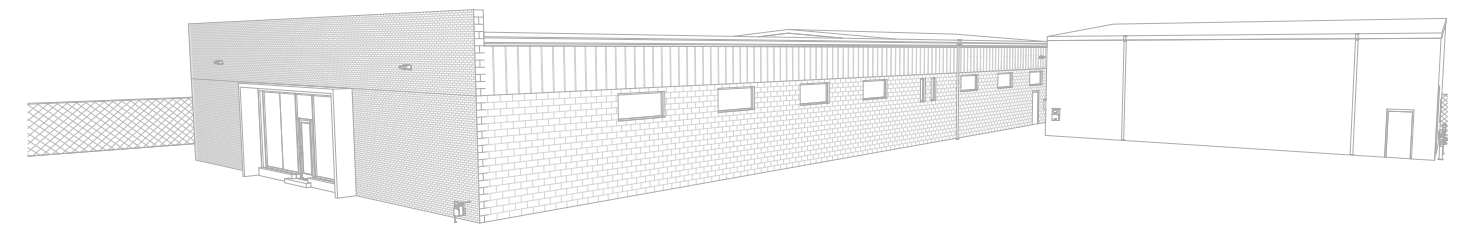
2180 S. 1300 E. #240 | Salt Lake City, UT 84115
801.930.6750 | www.legendLLP.com

HIGHLIGHTS

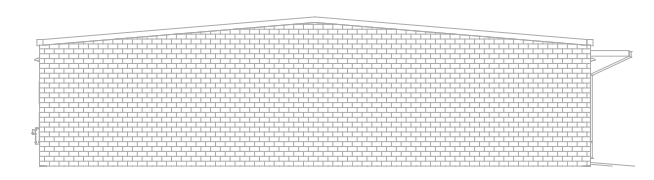
- **SALE PRICE: \$2,150,000**
- **BUILDING: 14,711 TOTAL SF**
 - 2,277 SF WAREHOUSE
 - 12,434 SF OFFICE / WAREHOUSE
- **LOT: 0.44 ACRES**
- **ZONING: DOWNTOWN DISTRICT (SOUTH SALT LAKE)**
- **CLEAR HEIGHT: 12'**
- **ONE 10' X 10' GROUND LEVEL DOOR**
- **POWER: 200 AMPS, 120/208 VOLT, 3 PHASE**



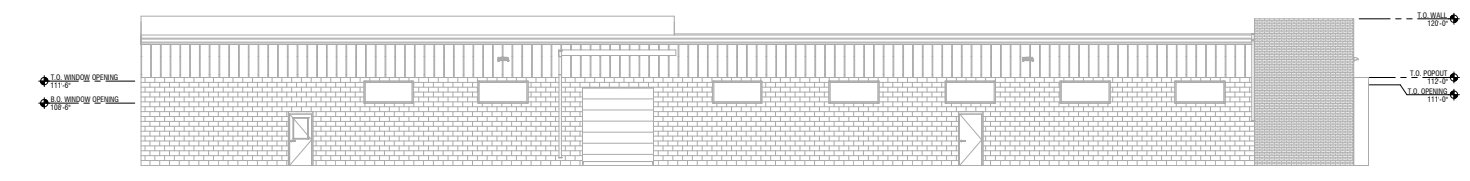
A1 FLOOR PLAN
3/32" = 1'-0"



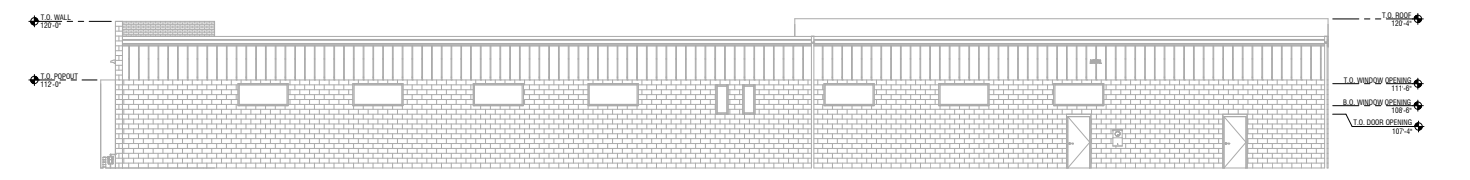
C1 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



C3 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



B1 BUILDING A EAST ELEVATION
1/8" = 1'-0"



A1 BUILDING A WEST ELEVATION
1/8" = 1'-0"