



Available For Lease  
10390 S. State St.  
Sandy, UT 84070

Beautiful free-standing building located at  
the entrance to Utah's largest mall.

**Tanner Riedel**  
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## Property Highlights

**Lease Rate:** \$23.00 PSF (NNN)

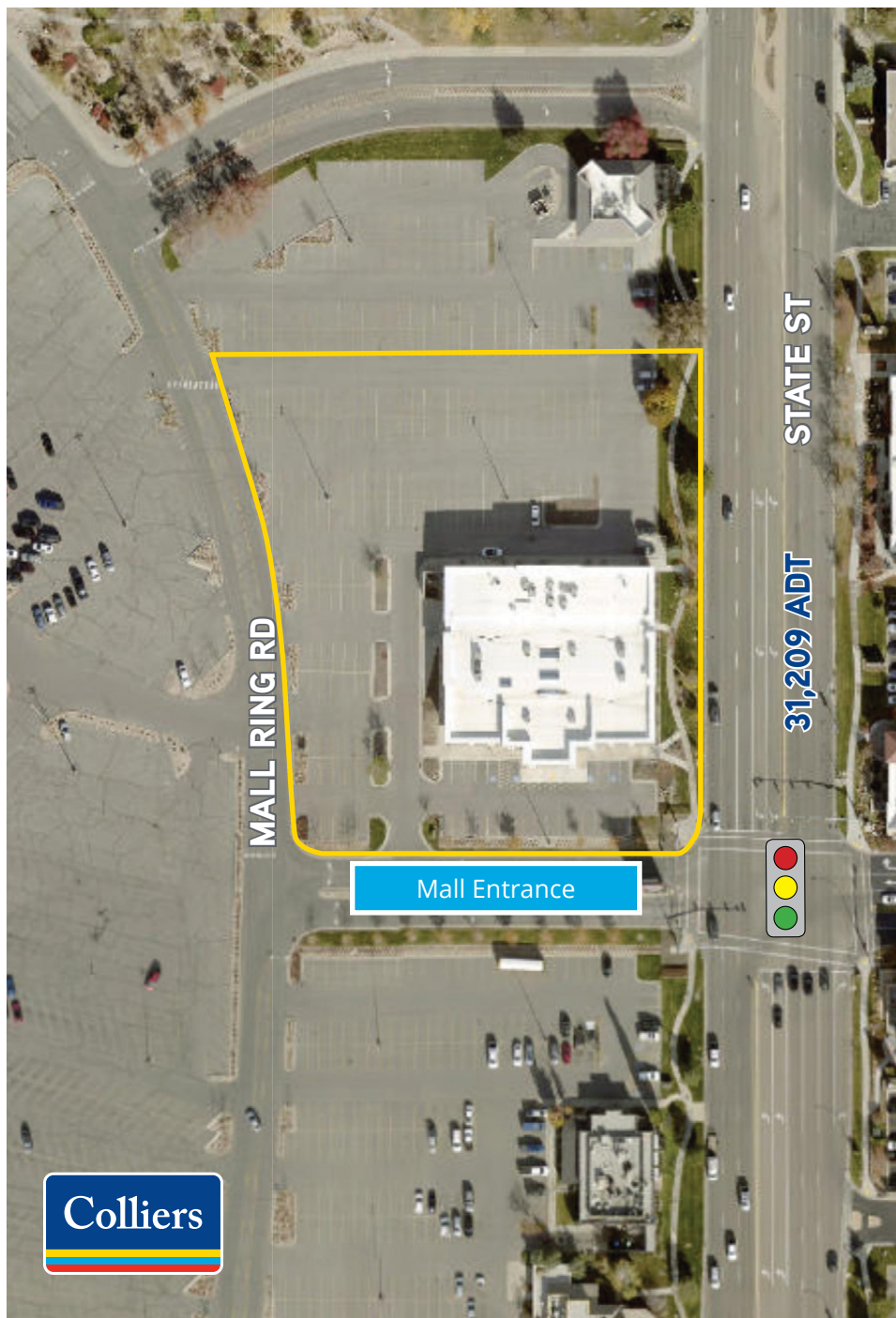
LOW NNN FEES: \$2.25 PSF

Available :

**23,806 SF** (Entire building)

**16,806 SF** (Existing tenant to remain  
in a portion of the building)

- Free-standing building located at the entrance to Utah's largest mall
- Located at signalized intersection
- Great exposure from State Street
- Beautiful building with skylights and high-end finishes throughout
- Ample parking
- Ground level door for loading



# Demographics



## Population

1 Mile	9,222
3 Miles	113,294
5 Miles	305,615



## Households

1 Mile	3,780
3 Miles	39,597
5 Miles	103,591



## Average Household Income

1 Mile	\$103,956
3 Miles	\$117,165
5 Miles	\$124,054



## Median Household Income

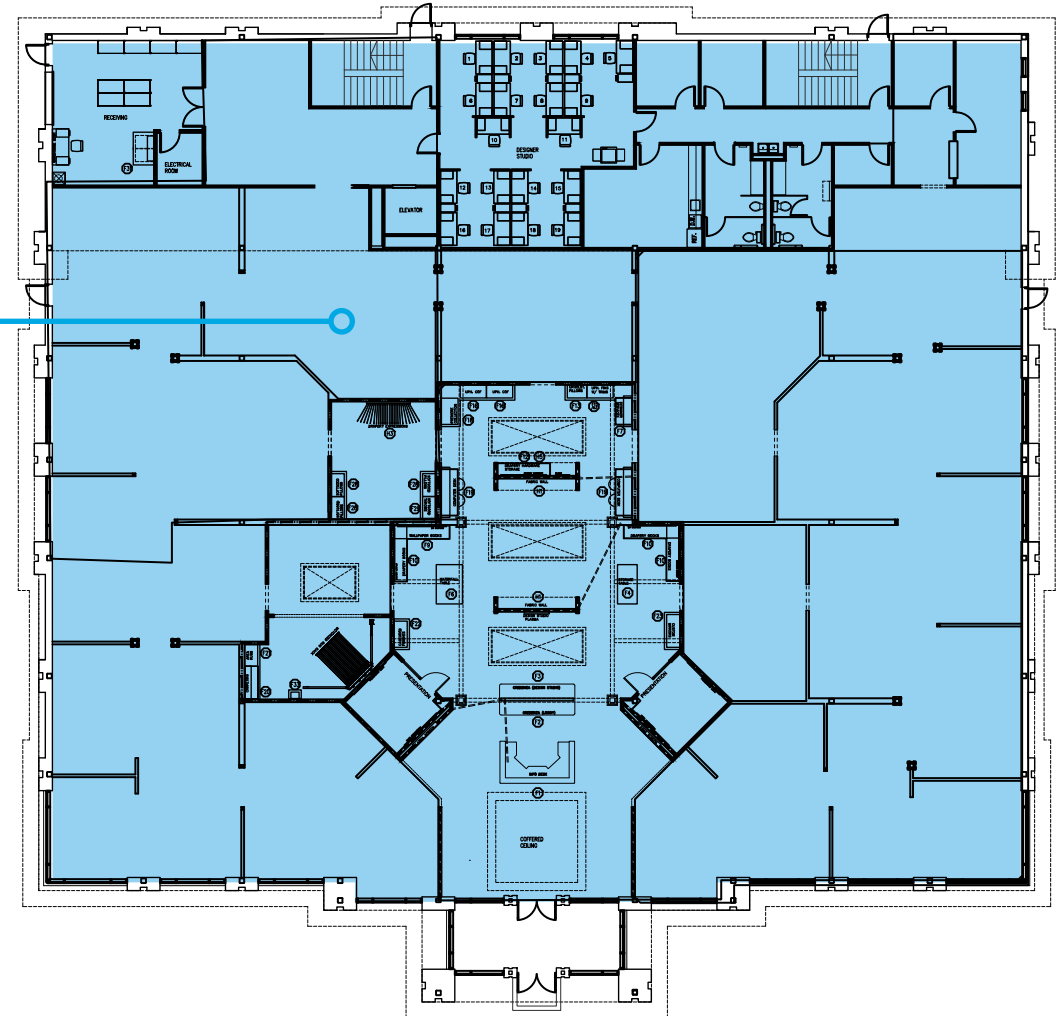
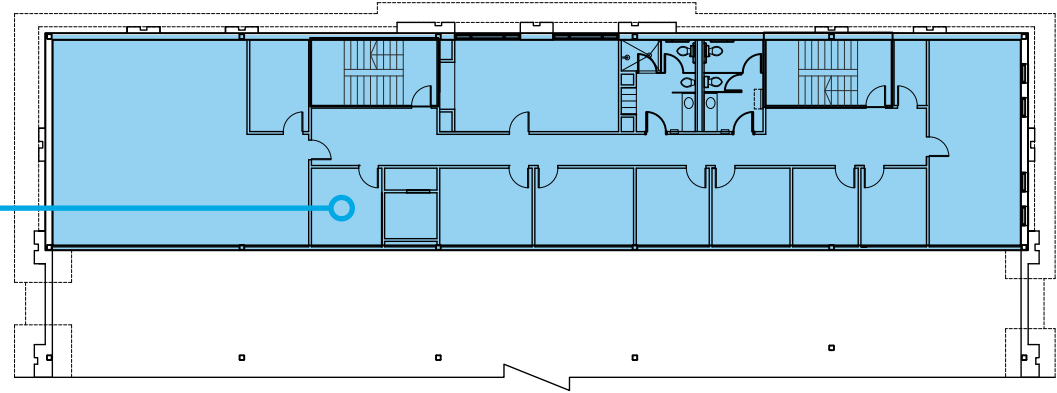
1 Mile	\$91,916
3 Miles	\$97,978
5 Miles	\$98,866



# Floor Plan

Mezzanine - Office: **4,970 SF**

Ground Level - Retail: **18,836 SF**









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