

- OFFICE FOR LEASE -



Property Information

- **Second Level Office: 2,908 RSF**
- **Fully Built Out Medical Space**
- **Former Pediatrician Office**
- **Elevator**
- **Ample Parking**
- **Desirable South Jordan Location**
- **Purchase Negotiable**
- **Excellent Visibility with High Traffic Counts**
- **Minutes to I-15**

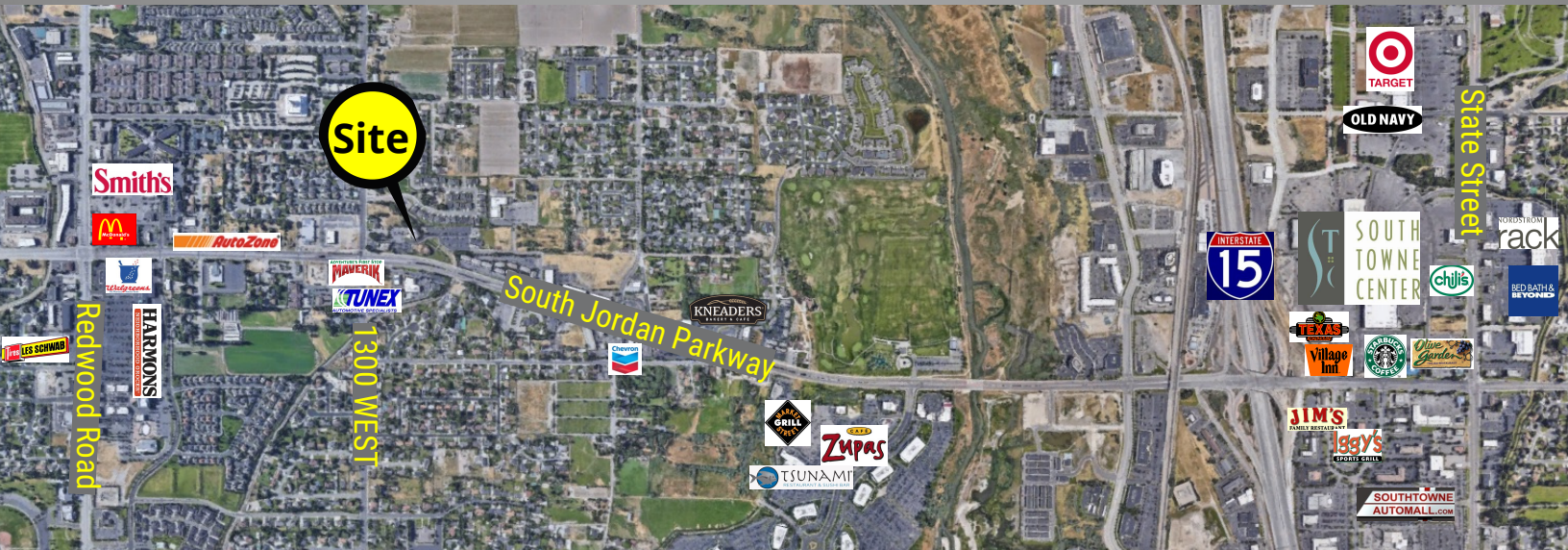
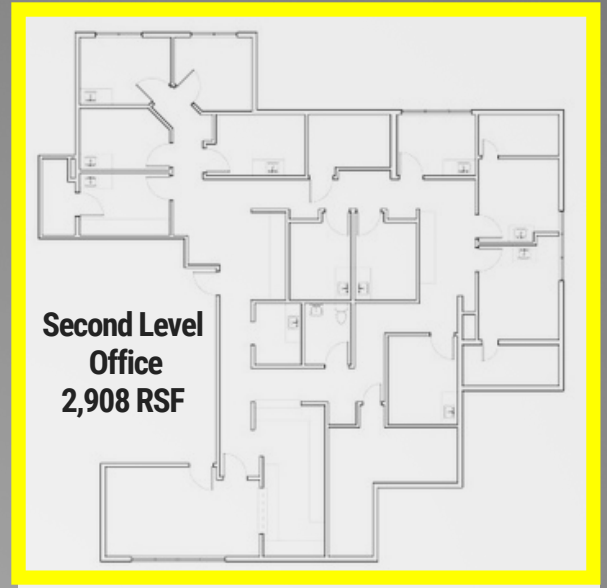
Demographics

	1 Mile	3 Mile	5 Mile
Population	9,370	96,725	307,199
Households	3,175	30,880	94,876
Avg. Household Income	\$104,338	\$85,037	\$81,117

Traffic Counts

South Jordan Prkwy: 35,975 Annual Average Daily Traffic
1300 West: 34,632 Annual Average Daily Traffic

LEASE RATE : \$15.50/SF YEAR NNN



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

