



**FOR SALE**

3325-3329 S Sue St  
South Salt Lake, UT 84115

**± 2,235 SF | RETAIL**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Evan Hawksley**

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## Property Specs

OFFERED PRICE	<b>\$389,000</b>
BUILDING SIZE   SF	<b>± 2,235 SF</b>
LOT SIZE	<b>± 0.09 Acres</b>
YEAR BUILT	<b>1995</b>
ZONING	<b>TOD-C</b>
TYPE	<b>Retail   Free Standing</b>

- Single-story flex retail building
- Zoned TOD-C, allowing a wide range of commercial uses
- Renovation required; priced accordingly for value-add or owner-user opportunity
- Located just off 3300 South (±45,000 ADT) and near State Street (±28,000 ADT) Strong traffic counts and excellent accessibility
- Surrounded by national retailers and service-oriented users
- Established commercial corridor along 3300 S/State St
- Seller financing available: 8% interest-only with \$100,000+ down. Contact agent for details.



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# SUMMARY

# PHOTOS

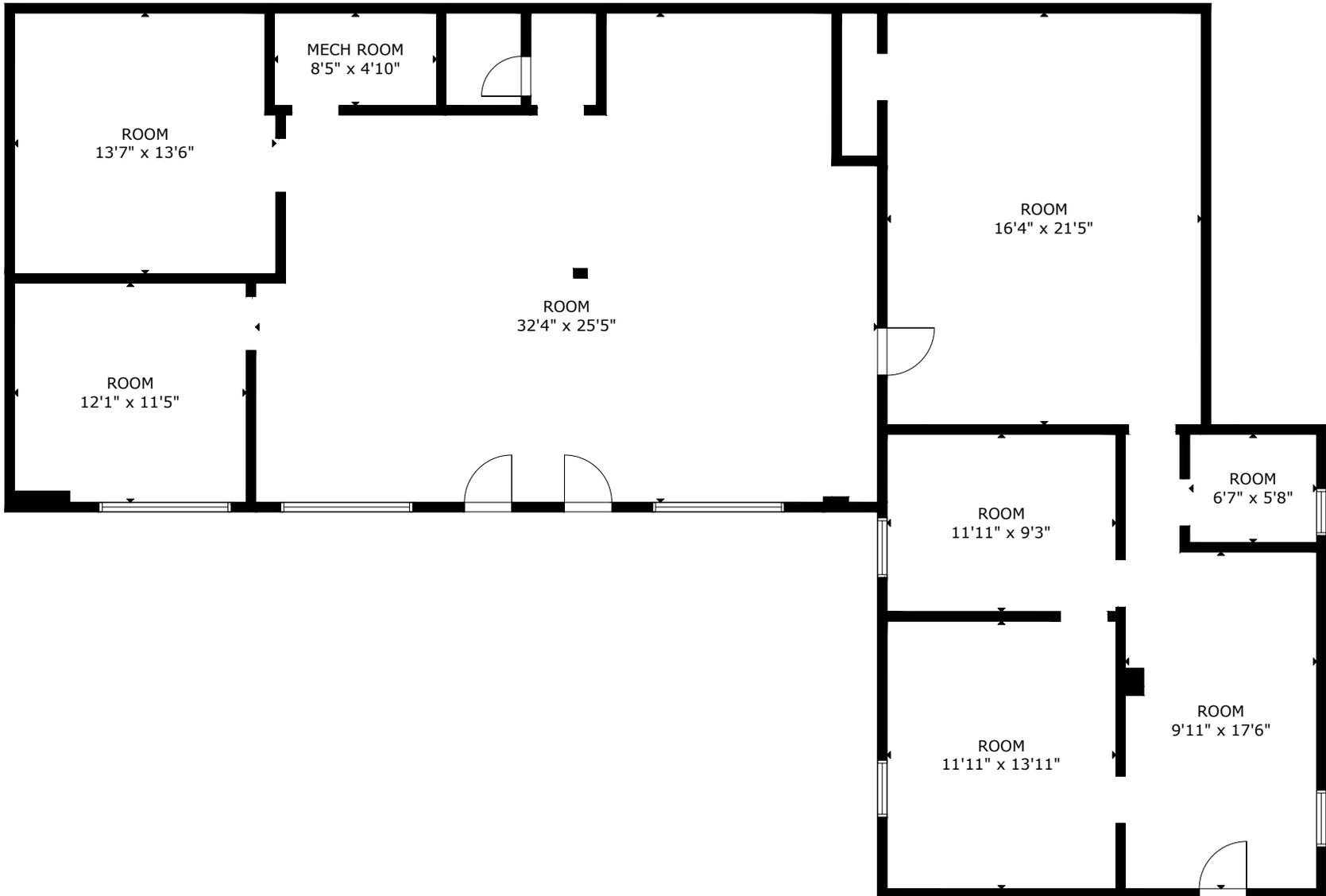




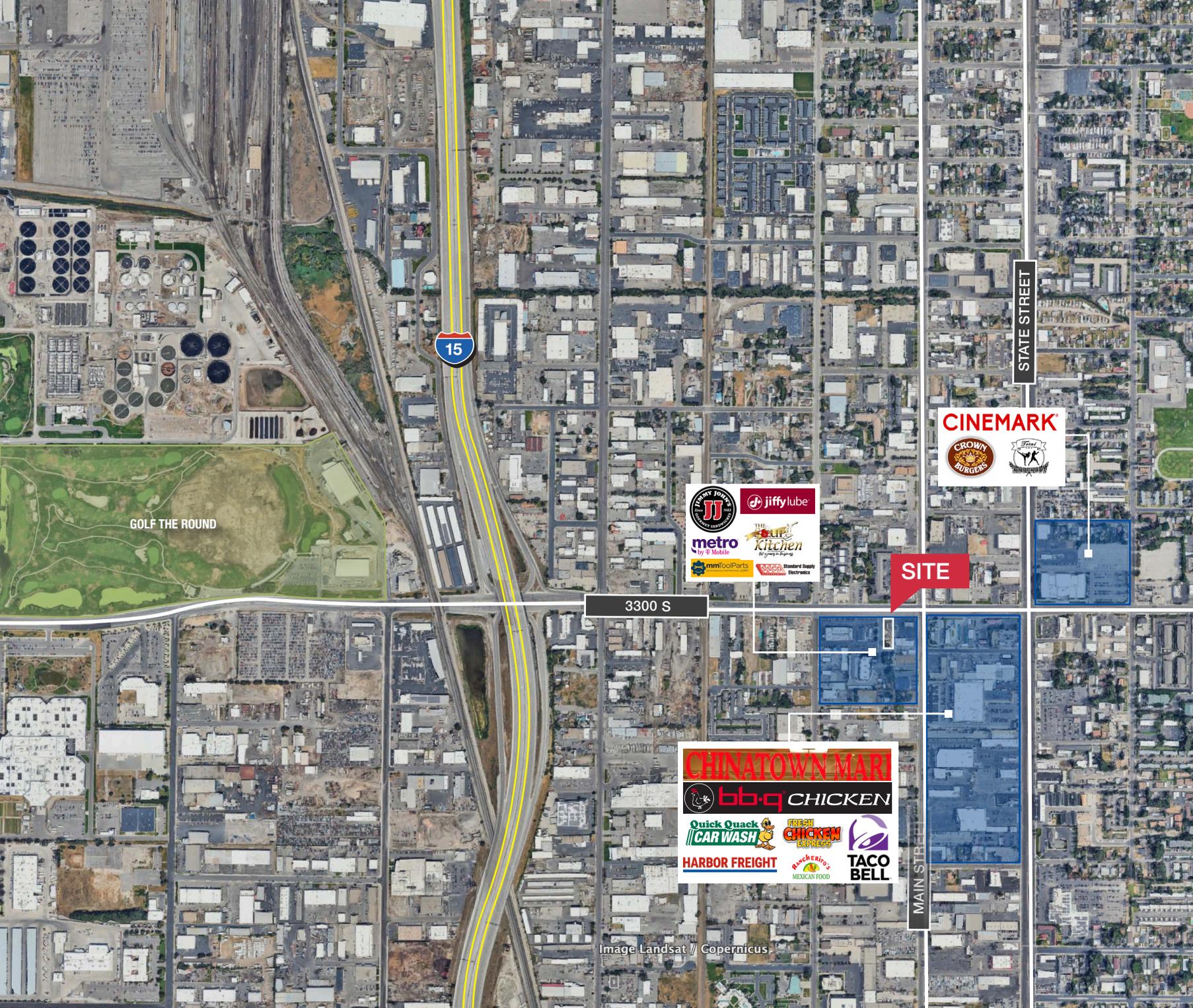
PHOTOS



# FLOOR PLAN



# AREA MAP



GOLF THE ROUND

15

STATE STREET

CINEMARK



SITE

3300 S



MAIN STREET

Image Landsat / Copernicus

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2025 Population	15,622	153,862	402,570
<b>HOUSEHOLDS</b>			
2025 Households	6,499	65,748	166,578
<b>INCOME</b>			
2025 Average HH Income	\$88,482	\$101,218	\$117,397

## Traffic Counts

STREET	AADT
3300 South	45,000
State Street	28,000

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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