

RETAIL SPACE AVAILABLE

3841 S HIGHLAND DR | MILLCREEK, UTAH 84106

1,800 SF RETAIL



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11799524-SA00



FREESTANDING HIGHLAND DRIVE RETAIL

A rare opportunity to lease a recently renovated freestanding commercial building along one of Millcreek's most visible corridors. Formerly home to a salon, the property offers an open, flexible interior with abundant natural light and strong identity for retail, wellness, showroom, studio, medical, office, or professional-service concepts.

1,800 SF FREESTANDING BUILDING

Standalone presence with a flexible, open floor plan

PROMINENT SIGNAGE

Mini billboard provides exceptional branding exposure

DEDICATED PARKING

Eight on-site parking spaces for customers and staff

REAR GARAGE INCLUDED

Additional storage, workspace, or operational flexibility

PROPERTY DETAILS

3841 S HIGHLAND DRIVE



AVAILABLE SPACE
Approx. 1,800 SF

BASE RENT
\$23.00/SF/YR

CAM / NNN
\$5.00/SF/YR

TOTAL RATE
\$28.00/SF/YR

EST. MONTHLY
\$4,200

PARKING
8 dedicated spaces

AVAILABILITY
Contact broker

READY FOR A RANGE OF COMMERCIAL USES

The bright, updated interior offers durable flooring, recessed lighting, multiple windows, existing plumbing, and a layout that can transition efficiently to a variety of customer-facing businesses.

● Salon / Beauty

● Wellness / Spa

● Boutique Retail

● Showroom / Studio

● Medical / Office

● Professional Services

Estimated monthly occupancy is based on 1,800 SF and excludes utilities and other tenant-specific costs.

RENOVATED INTERIORS

BRIGHT | OPEN | FLEXIBLE



Existing salon configuration shown. Furniture and equipment subject to availability.



HIGH-VISIBILITY MILLCREEK LOCATION

Positioned on Highland Drive near 3900 South, the property offers excellent visibility, convenient access, and proximity to established retail, residential neighborhoods, and the Millcreek City Center area.

20,000+

AVERAGE DAILY TRAFFIC

8

DEDICATED PARKING SPACES

1,800 SF

FREESTANDING RETAIL

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