

# CYPRUS EXCESS LAND

MW



FOR SALE

## PROPERTY DETAILS

8955 S 700 E, SANDY, UT 84094

- 0.42 Acre Pad Available
- \$375,000 Asking Price (\$20.50/SF)
- Traffic Counts:
  - » 9000 South: 44,400 ADT
  - » 700 East: 40,253 ADT
- Zoned Commercial
- Pad Ready site that will be sold with Curb & Gutter installed

## 2023 DEMOS

### EST. POPULATION



1 MILE » 16,703  
3 MILE » 132,326  
5 MILE » 299,904

### EST. HOUSEHOLDS



1 MILE » 6,274  
3 MILE » 49,644  
5 MILE » 108,213

### EST. MEDIAN HH INCOME



1 MILE » \$92,436  
3 MILE » \$95,714  
5 MILE » \$107,610



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

### SCOTT BRADY

sbrady@mwcre.com  
direct 801.456.8804  
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### SKYE GALLEY

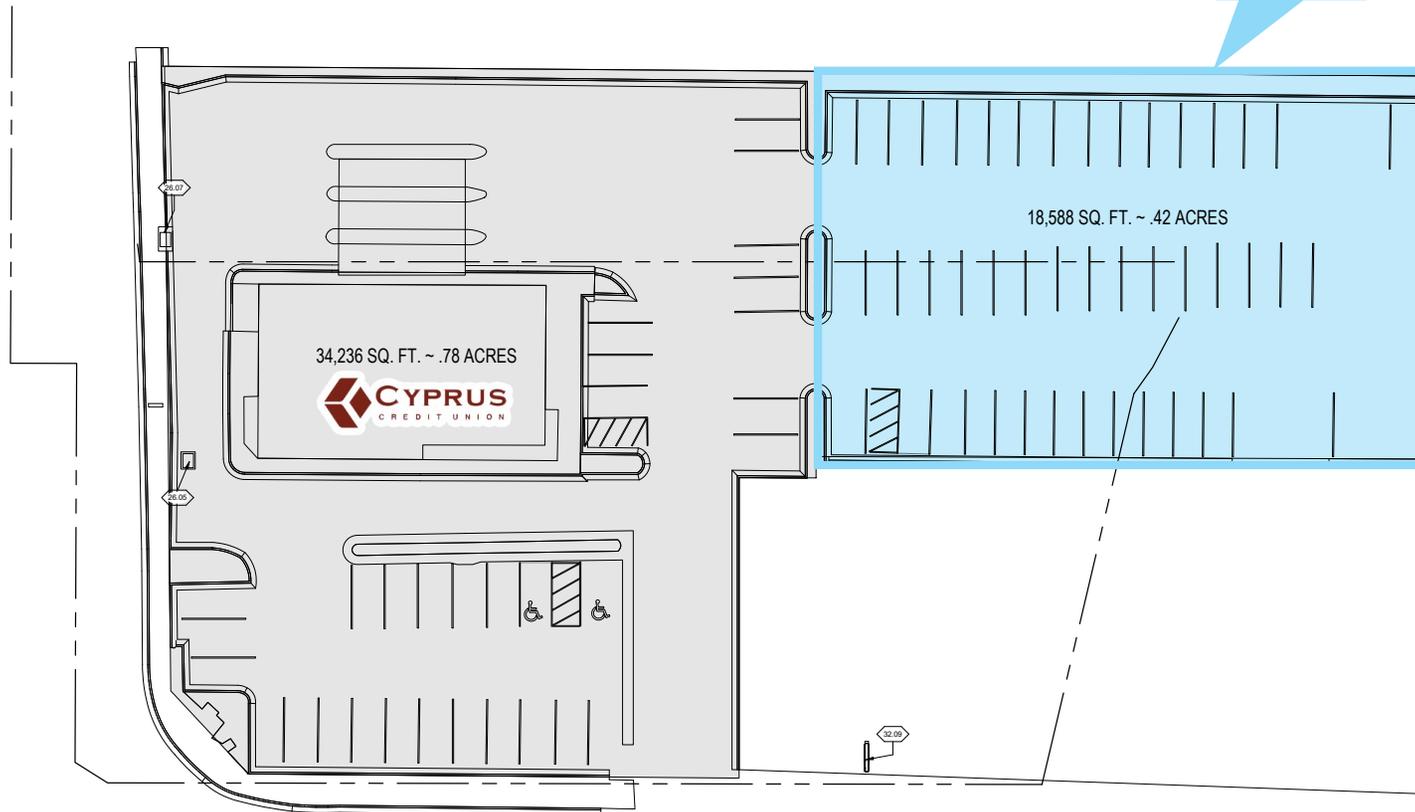
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# SITE PLAN

# CYPRUS EXCESS LAND

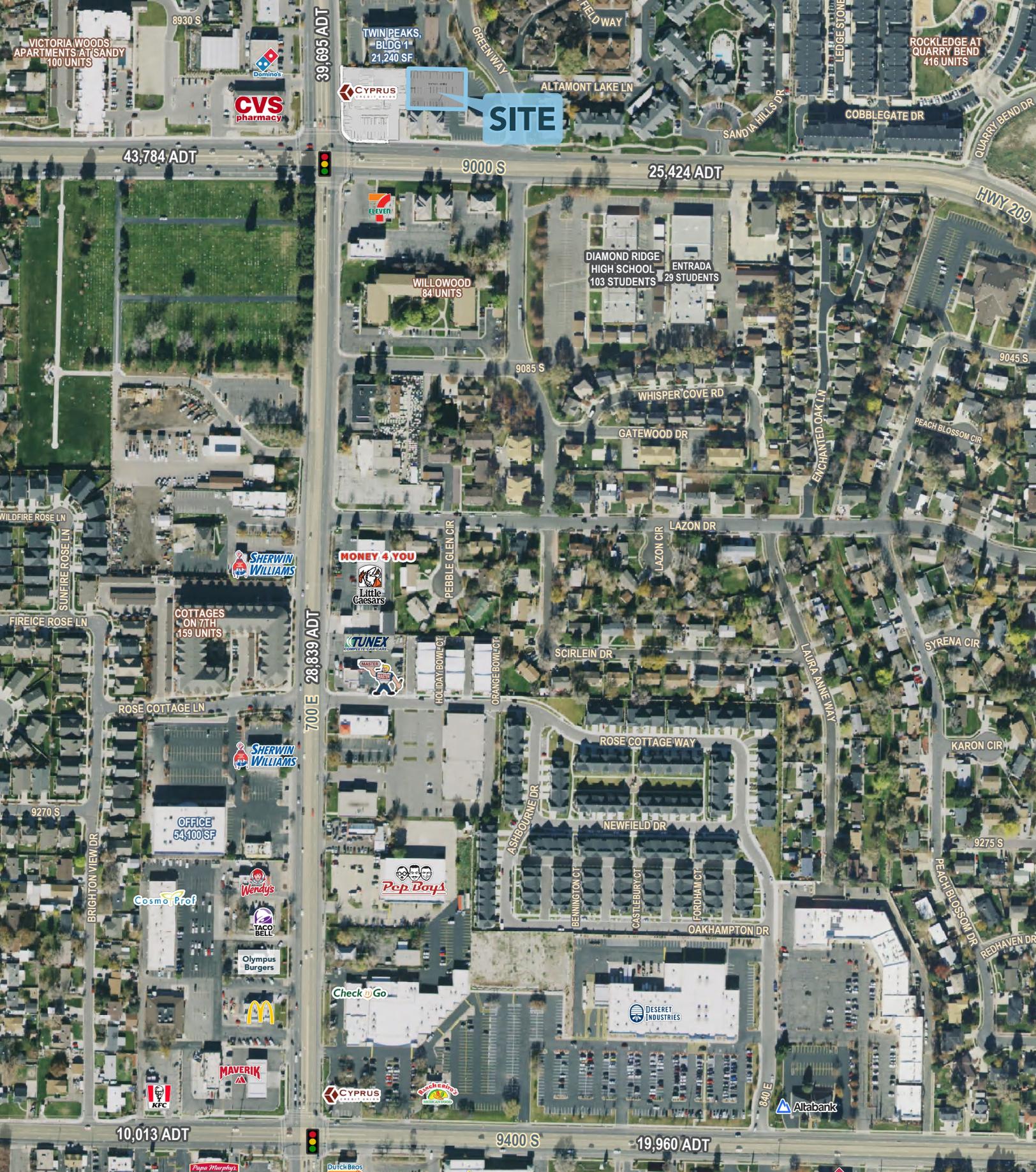


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**SITE**



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.