

FOR SALE // OFFICE / RETAIL / MIXED-USE

248 E 13800 S #3

Draper, UT 84020



PROPERTY DESCRIPTION

Located in Draper's active Rockwell Square, this 2,000 SF ground-level office offers a highly functional layout in a corridor that consistently performs. The space includes nine private rooms, a conference room, private office, breakroom, and storage, with dedicated parking and easy access for clients and staff. Less than one mile from I-15 and minutes from Bangerter Highway, the location delivers strong visibility, convenient access to both Salt Lake and Utah counties, and steady daily traffic. Ideal for medical, dental, aesthetics, salon suites, or professional office use.

OFFERING HIGHLIGHTS

- 2,000 SF ground-level office space
- Located in Draper's high-activity Rockwell Square corridor
- Functional layout with 9 private rooms
- Breakroom and storage included
- Ground-floor access for easy client entry
- Ample dedicated parking
- Easy access to I-15 & Bangerter Highway
- Strong visibility with consistent daily traffic
- Ideal for medical, dental, aesthetics, salon suites, or professional office use

DEMOGRAPHICS

| | 1 Miles | 3 Miles | 5 Miles |
|-------------------------|-----------|-----------|-----------|
| Population | | | |
| Est. Total (2025) | 10,662 | 57,911 | 105,113 |
| Projected (2030) | 10,800 | 61,130 | 108,479 |
| Households | | | |
| Est. Total (2025) | 3,785 | 17,792 | 33,829 |
| Projected (2030) | 3,958 | 19,320 | 36,052 |
| Household Income | | | |
| Median Income (2025) | \$139,393 | \$139,735 | \$132,720 |
| Avg. Income (2025) | \$184,194 | \$186,377 | \$168,560 |

Source: ESRI forecasts for 2025 and 2030.



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Offered at \$800,000

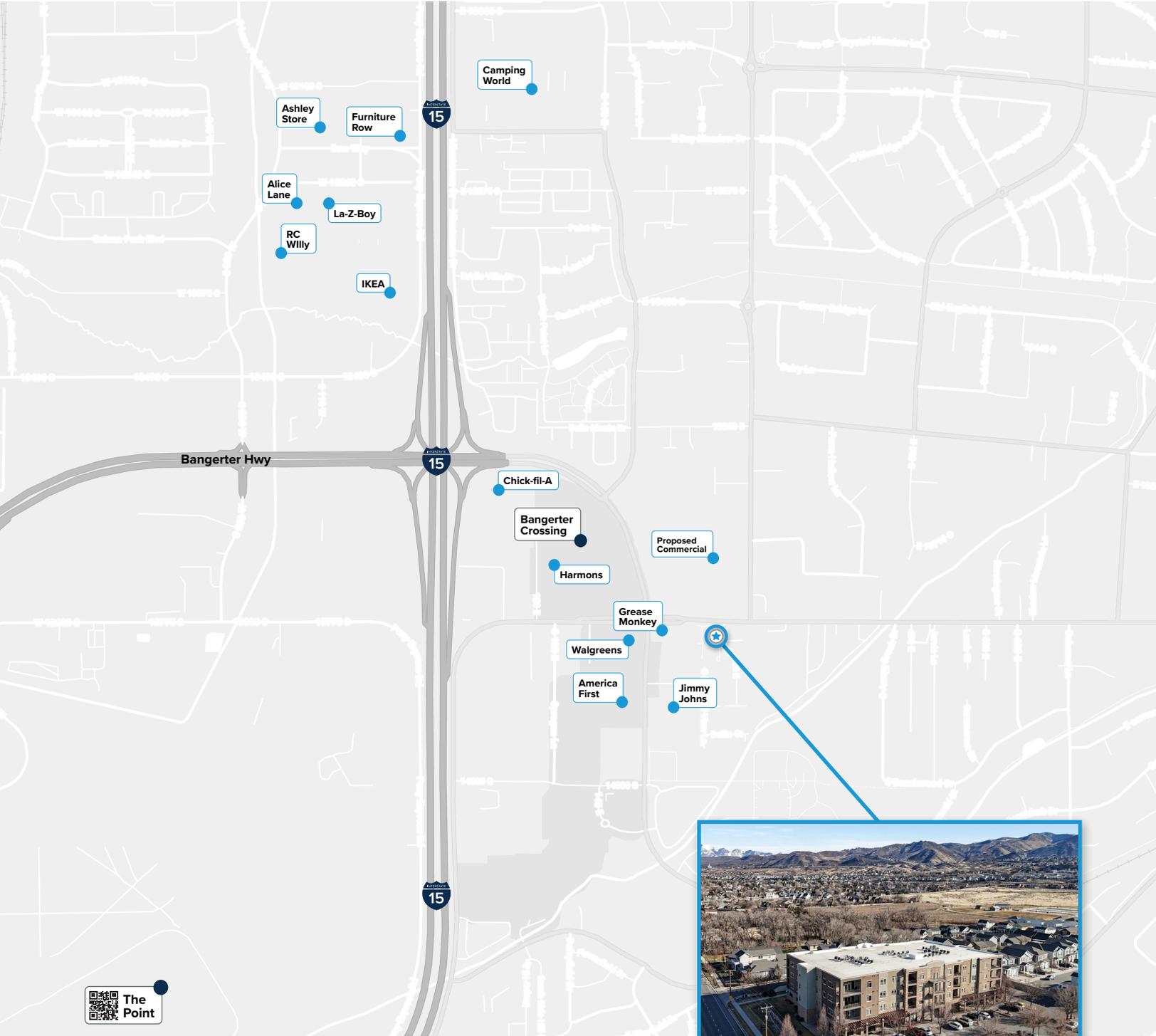
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LOCATION



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