

Ground Lease

**734 & 750 East 10600 South
Sandy, Utah 84094**

- Size - 0.998 net acres
- Call agent for pricing
- Street Frontage - approx. 170 ft
- CN Zone - Neighborhood Commercial
- Traffic Count
 - 10600 South: 25,303 ADT
 - 700 East: 27,460 ADT
- Easement exists to the west of property for additional access to 10600 South
- Drive-through restaurant is a conditional use



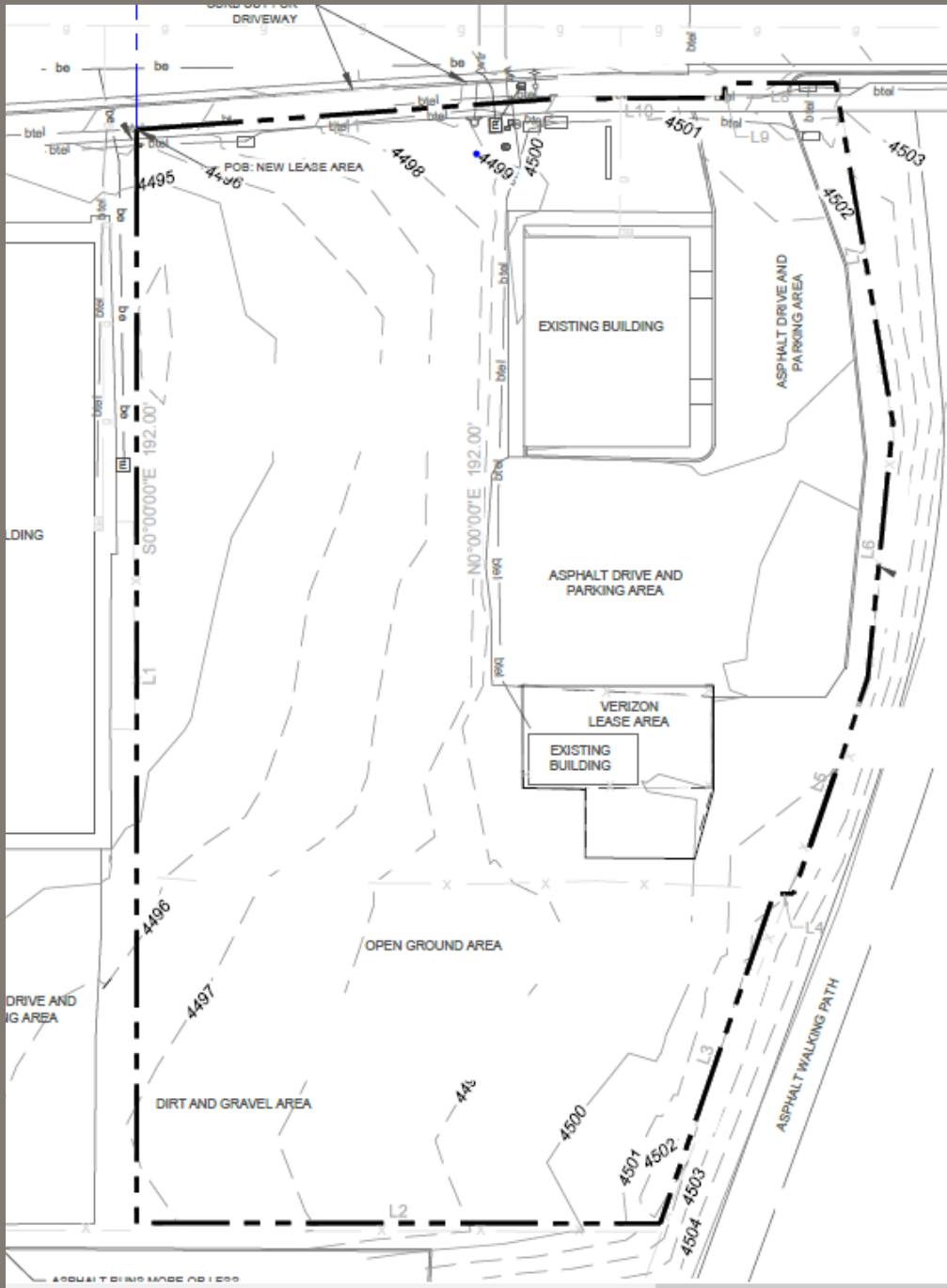
KEN BELL




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CENTURY 21 Everest





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|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 MILE | 16,954 2022 EST. POPULATION | 5,362 HOUSEHOLDS | \$90,244 MEDIAN INCOME |
| 3 MILES | 113,701 2022 EST. POPULATION | 37,291 HOUSEHOLDS | \$100,541 MEDIAN INCOME |
| 5 MILES | 267,578 2022 EST. POPULATION | 88,112 HOUSEHOLDS | \$96,207 MEDIAN INCOME |