



## RETAIL SPACE FOR LEASE

405 E 12450 S Draper,  
Suite A Utah 84020

GREAT LOCATION

**\$16.92 PER SF**



### PROPERTY FEATURES

- Prime Draper Location - Located just off 12300 S—Draper's main commercial corridor with excellent access and visibility.
- Highly Desirable Market - Limited availability in one of Utah's most sought-after cities for commercial space.
- Flexible 2,657 SF Layout - Community Commercial zoning allows for a variety of retail, office, or service uses.
- Competitive Lease Rate  
Attractive pricing at \$16.92/SF + \$5.00–\$6.00 CAM.



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SPACE FOR LEASE

## Prime Retail Opportunity in TownSquare – 2,657 SF

Take advantage of this exceptional leasing opportunity at 405 E 12450 S, Unit A, offering 2,657 square feet of versatile commercial space in a high-demand Draper location. Situated just off 12300 South—Draper's primary commercial corridor, this property provides excellent accessibility, visibility, and proximity to surrounding retail, office, and residential growth. Draper continues to be one of the most sought-after cities for commercial users, with limited availability and strong demographics supporting long-term business success.

### Property Highlights:

- Size: 2,657 SF
- Lease Rate: Competitive at \$16.92/SF
- CAM: Estimated \$5.00–\$6.00/SF
- Zoning: Community Commercial (flexible use potential)
- Location: Near 12300 S – Draper's main thoroughfare
- Availability: End of month

This space is ideal for a variety of professional, retail, or service-oriented users looking to establish or expand in a premier South Salt Lake County market.

Spaces like this in Draper don't last—reach out today for more details or to schedule a tour.



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