RETAIL FOR LEASE

LITTLE COTTONWOOD CENTER

1860 East 9400 South | Sandy, Utah 84092

Property Highlights

- Sizes: 1,775 SF (Sublease) or 2,015 SF
- Lease Rate: $36 PSF / NNNs-$7.25 PSF
- High Income Trade Area with Excellent Visibility from 9400 South
- Strong Average Daily Traffic
- Class A Retail Center Excellent Parking & Access

TANNER OLSON
801.930.6752
tolson@legendcommercial.com

JOE MILLS
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801.930.6750
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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM RETAIL ADVISORS

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	15,004	105,012	215,726
2025 HOUSEHOLDS	5,146	37,430	80,046
2025 AVG HH INCOME	$176,332	$163,474	$149,142
2025 BUSINESSES	660	4,698	13,652
2025 DAYTIME POPULATION	4,840	31,728	138,648

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SUITE	TENANT	SF
1838	Massage Envy	
1840	Nail Salon	
1842	Prime IV	
1844	Canyon View Dental	
1846	Sauna & Cold Plunge	
1850	Sandy's Bistro	
1856A	Intension Pilates	
1856B	Code Ninjas	
1902	Costa Vida	
1910	Great Clips	
1914	UPS Store	
1918	Majestic Custom Jewelers	
1922	Snelgrove Ice Cream	
1926	Jersey Mikes	
1930	Trailside Professional Dry Cleaning	
1932	O'Reilly Auto Parts	
1952-1956	AJ Motion Sports	
1966A	Mo Bettah's	
1966B	(SUBLEASE) AVAILABLE	1,774 SF
Pad A-1	Swig	
Pad A-2	AVAILABLE	2,015 SF

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