

FOR SALE OR LEASE

BLUFFDALE OFFICE/RETAIL LOT

2796 West 13900 South | Bluffdale, Utah 84065

Property Highlights

- Buildable Size: Up to 11,280 SF Office/Retail Space for Lease
- Lot Size: 0.78 AC
- Call for Pricing
- GC-1 Zoning (General Commercial)
- Owner has proposed building plans ready for city permitting and is open to sharing or including them for a buyer.



CHLOE CYPERS
801.644.6299

ccypers@legendcommercial.com

HUNTER TODD
801.808.8146

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801.930.6750
www.legendcommercial.com

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	8,641	82,582	214,434
2030 PROJECTED POPULATION	8,712	85,151	217,948
2025 HOUSEHOLDS	2,378	24,548	64,873
2025 AVG HH INCOME	\$196,343	\$153,367	\$158,440
2025 BUSINESSES	204	2,183	7,362
2025 DAYTIME POPULATION	1,184	15,836	69,490

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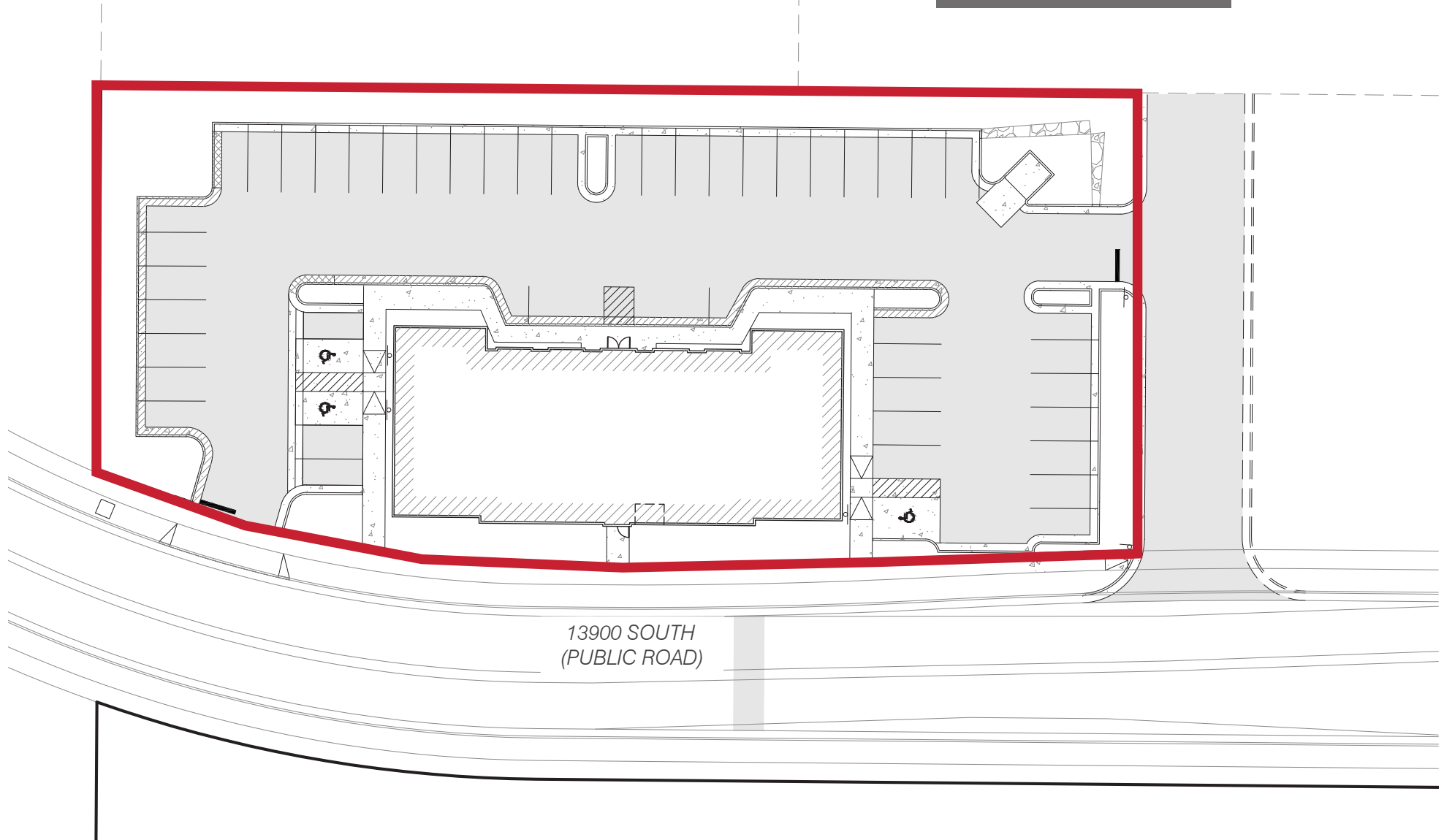
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CONCEPTUAL SITE PLAN



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