

BUILT TO SUIT / FOR SALE

Improved Retail/Office Pad



3497 W 11400 S, SOUTH JORDAN, UT 84095



Property Information

- > Approved for Retail or Office
 - > Food uses up to approx. 4,000 sq ft
 - > Retail uses up to approx. 8,000 sq ft
 - > Office uses up to approx. 13,000 sq ft
- > 0.75 acres (32,712 sq ft)
- > Frontage on 114th So. of 148 linear feet.
- > Average Daily Traffic:
 - > 11400 S 31,000 ADT
 - > 3600 W 8,000 ADT
- > Right in Right out at the subject.
- > Improved pad utilities stubbed, partial curb/gutter in place
- > Land Price \$23.50 sq ft / \$768,732

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated	17,006	114,551	238,801
2023 Projected	20,152	128,990	269,407
HOUSEHOLDS			
2018 Estimated	4,432	31,109	66,504
2023 Projected	5,246	34,938	74,792
INCOME			
2018 Median HHI	\$113,458	\$101,584	\$89,150
2018 Average HHI	\$133,912	\$117,884	\$105,811
2018 Per Capita	\$35,463	\$31,762	\$29,573

Information provided by ESRI Business Analyst

Jared Booth, CCIM, MBA
 +1 801 947 8350
 jared.booth@colliers.com

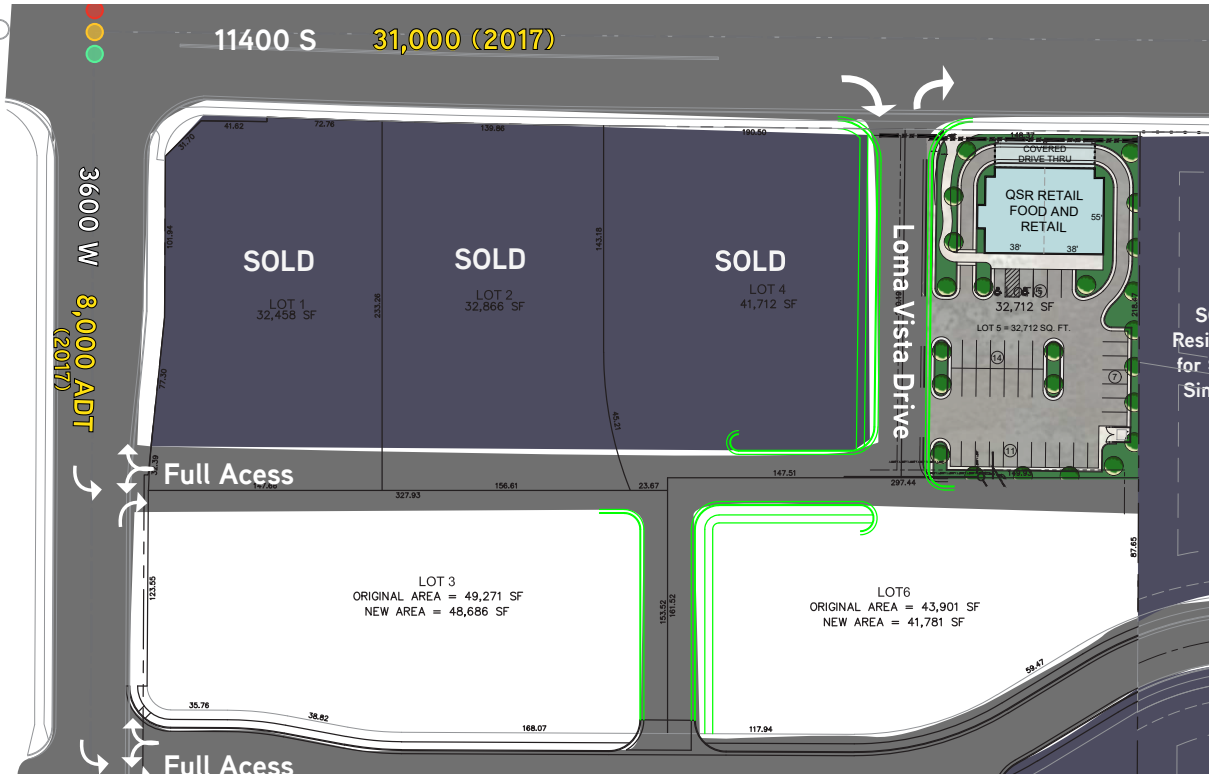
Colliers International
 6550 S Millrock Dr | Suite 200
 Salt Lake City, UT 84121
 P: +1 801 947 8300

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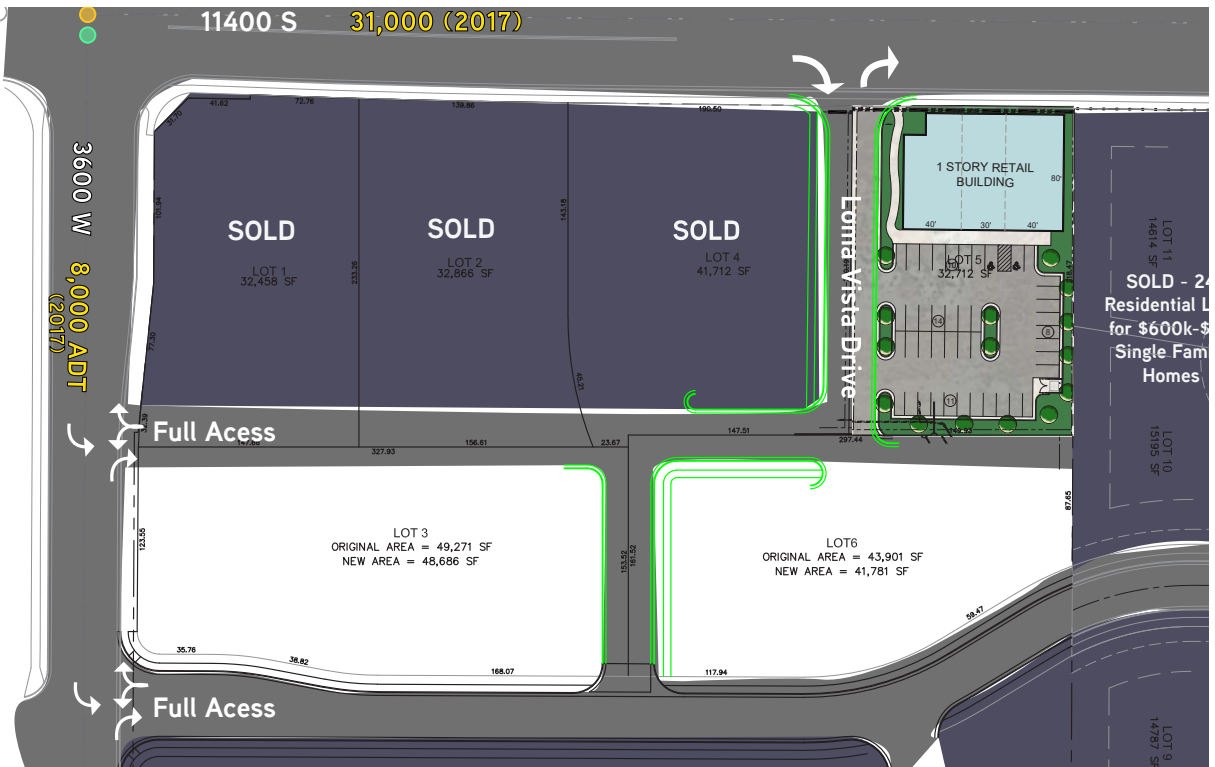
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PROPOSED
QSR RETAIL
WITH DRIVE THRU



PROPOSED
RETAIL BUILDING



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PROPOSED 2 STORY OFFICE OPTION



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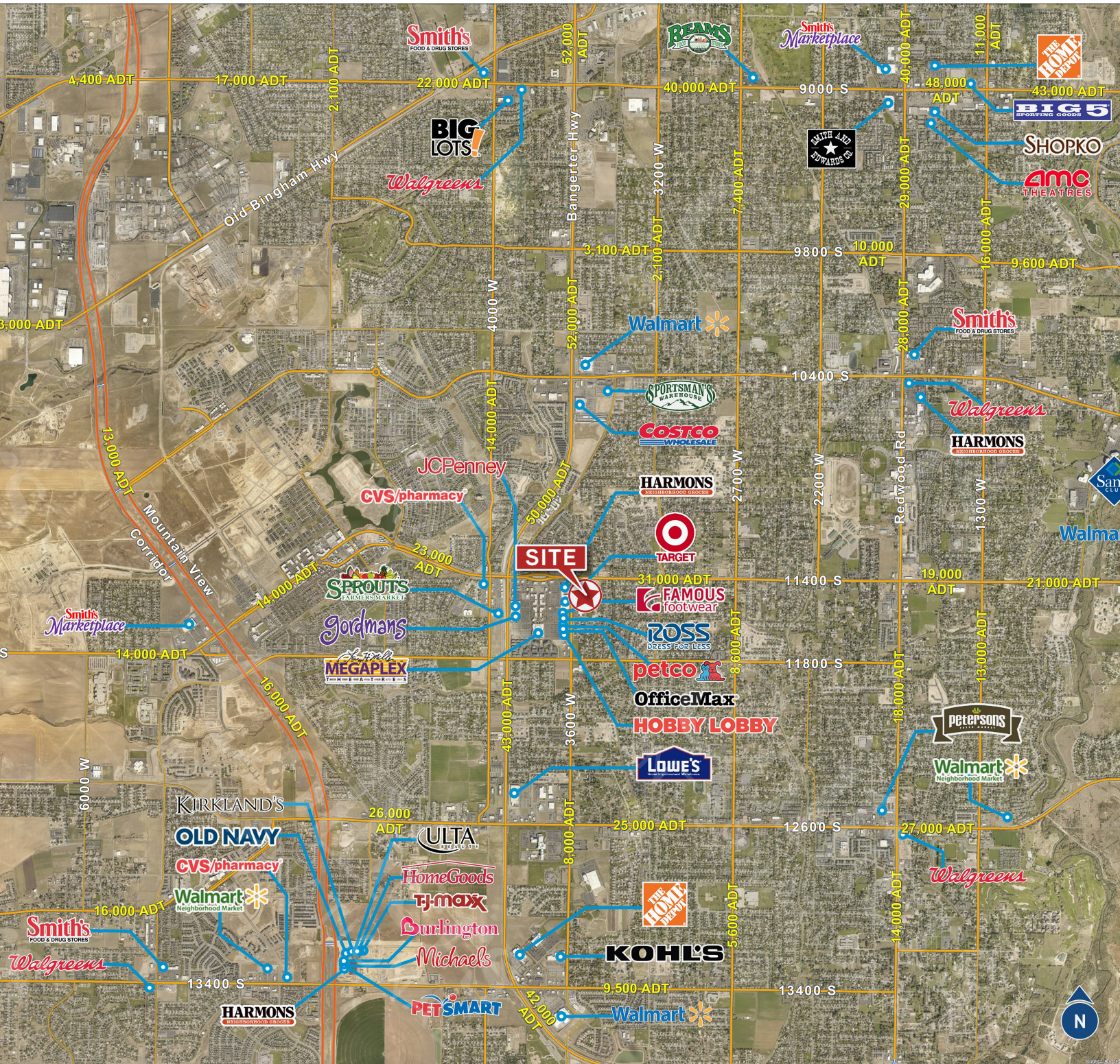
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