

SOUTH JORDAN PAD

10565 South & Redwood Rd (NWC)
South Jordan, Utah



RETAIL PAD
FOR LAND LEASE



Adam Lewis

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**BINGHAM
HIGH SCHOOL**

10400 SOUTH 15,000 ADT

29,000 ADT

SOUTH JORDAN PKWY 41,000 ADT

28,000 ADT

REDWOOD RD

1300 WEST 16,000 ADT

14,000 ADT

SITE



**SITUS
RETAIL
GROUP**

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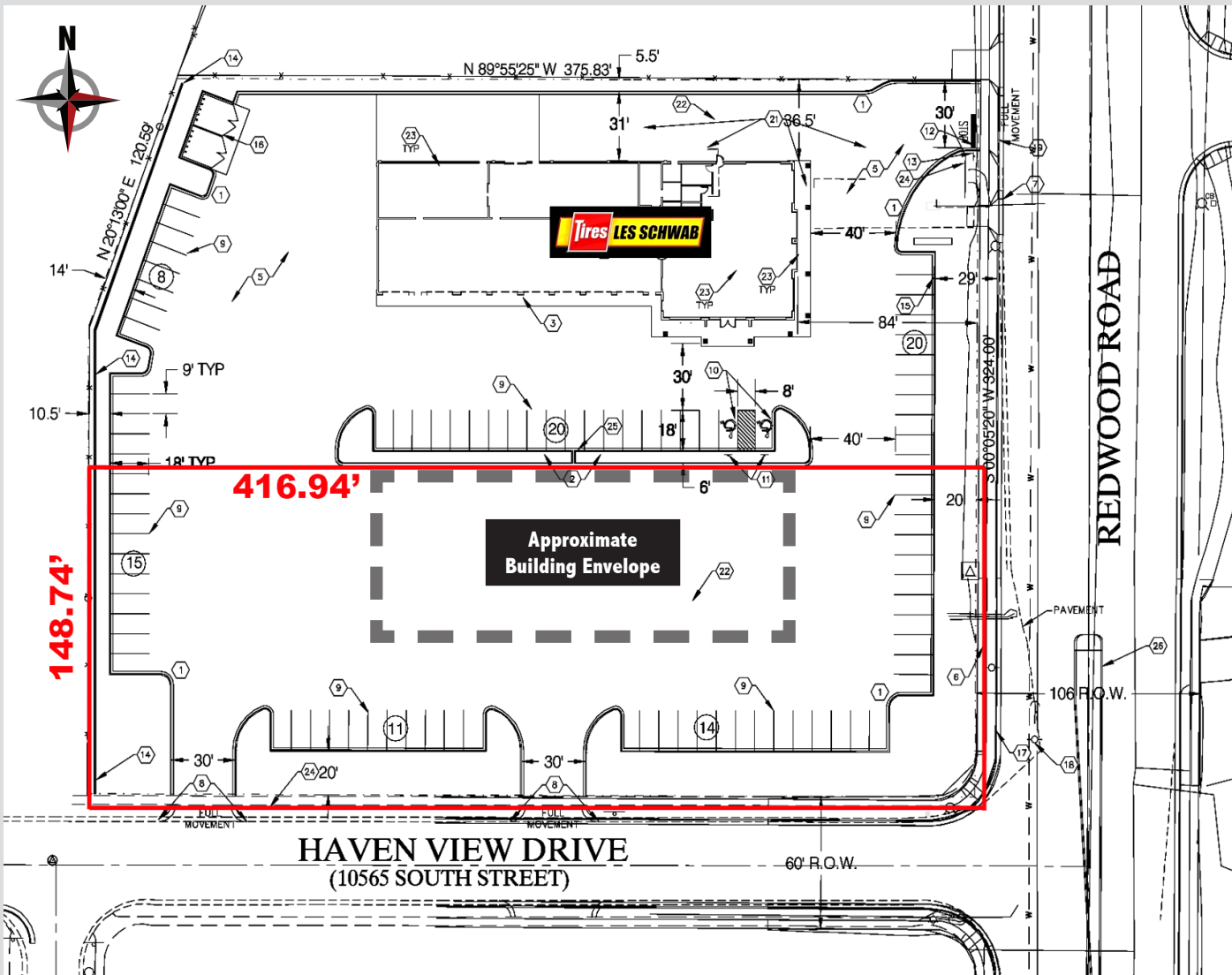
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✓ SUMMARY

- ✓ Size: 1.42 Acres
- ✓ Land Lease Rate: \$65K/Year
- ✓ Fully Improved Pad
- ✓ Zoning: Community Commercial

🗨️ FEATURES

- 🗨️ Access/Visibility from Redwood
- 🗨️ High-Growth Area
- 🗨️ Nearby Tenants:



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3 MILE DEMOGRAPHICS

2019
Population



100,038

2019 Average
Household Income



\$116,126

2019
Households



31,878

5-Year Population
Growth



6.1%

2019
Employees



57,325



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2019	10,404		100,038		307,036	
	2024	11,070		106,170		325,217	
	2010	8,541		80,594		252,437	
	2000	7,438	%	63,549	%	202,797	%
Households		3,558		31,878		97,684	
	Average household size	2.92		3.13		3.13	
Household income	< \$25,000	304	8.5	2,270	7.1	8,363	8.6
	\$25,000 - \$49,999	408	11.5	4,053	12.7	14,291	14.6
	\$50,000 - \$74,999	500	14.1	5,926	18.6	19,523	20.0
	\$75,000 - \$99,999	521	14.6	5,537	17.4	17,041	17.4
	\$100,000+	1,824	51.3	14,096	44.2	38,467	39.4
Median household income	\$99,638		\$92,592		\$83,706		
Average household income	\$119,369		\$116,126		\$102,794		
Total employees		6,842		57,325		131,507	
Business establishments		650		4,629		11,490	
	Industrial	51	7.8	486	10.5	1,330	11.6
	Manufacturing	7	1.1	92	2.0	249	2.2
	Commercial	156	24.0	1,309	28.3	3,400	29.6
	Office	335	51.5	2,032	43.9	4,681	40.7
Other	101	15.5	710	15.3	1,830	15.9	
Race	White	9,457	90.9	86,784	86.8	259,768	84.6
	Black	112	1.1	1,659	1.7	4,984	1.6
	American Indian	34	0.3	295	0.3	1,313	0.4
	Asian & PI	352	3.4	4,422	4.4	13,492	4.4
	Other	449	4.3	6,879	6.9	27,478	8.9
Hispanic population		681	6.5	10,676	10.7	41,546	13.5
Sex	Male	5,126	49.3	50,070	50.1	153,111	49.9
	Female	5,277	50.7	49,968	49.9	153,925	50.1
Median age		39.2		34.6		34.2	



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