

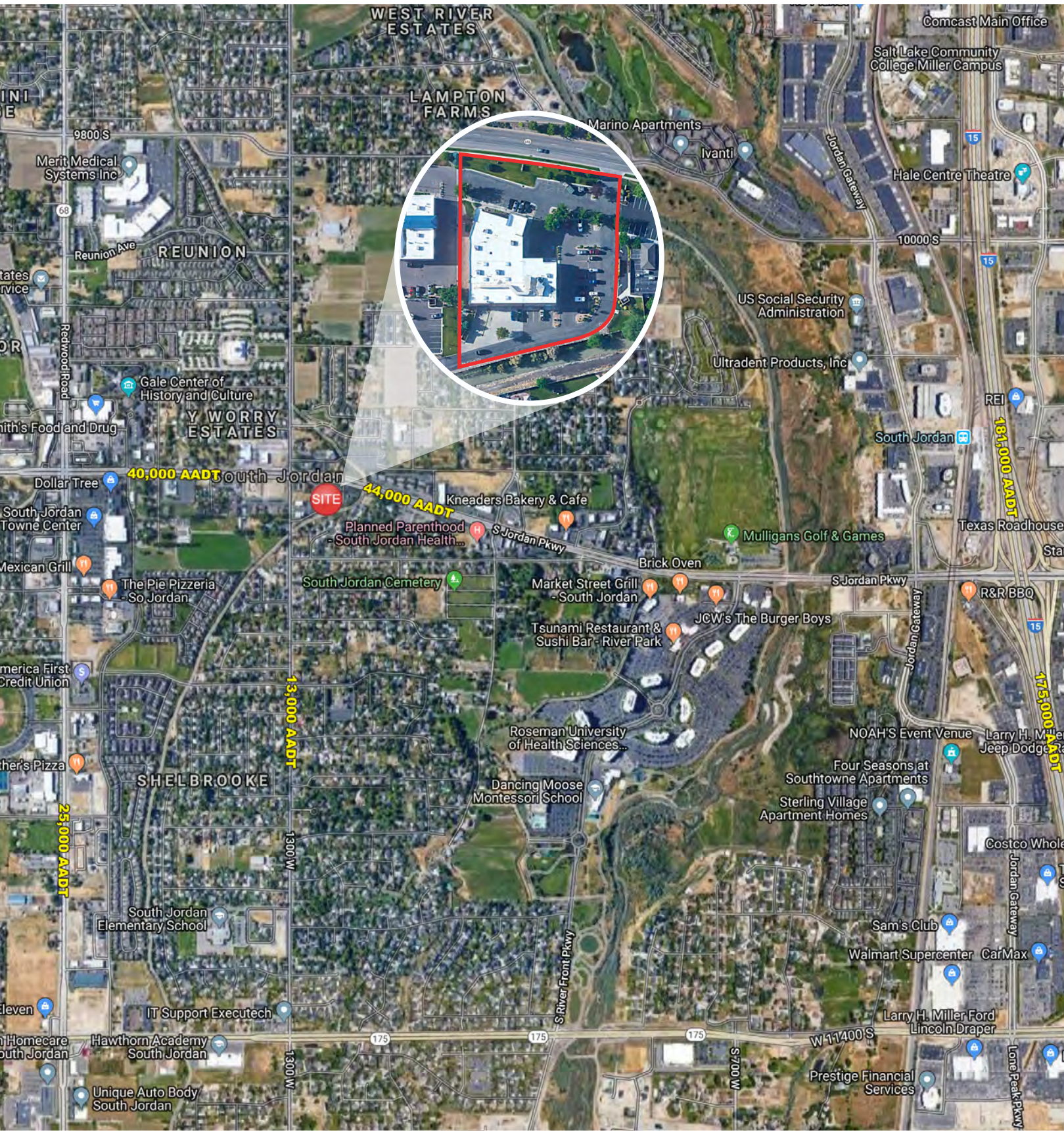
1231 South Jordan Parkway, South Jordan, UT 84095

**INDUSTRIAL/RETAIL/OFFICE**  
SALE / LEASE

# Gun Vault Building

1231 South Jordan Parkway  
South Jordan, UT 84095

**INDUSTRIAL  
RETAIL/OFFICE**  
FOR LEASE  
OR SALE



## Property Information

- Sales price: \$3,650,000.00
- Retail lease rate: \$16.00 NNN
- Office lease rate: \$14.00 NNN
- Warehouse lease rate: \$10.00 NNN
- 23,800 SF available
- 2 stories with elevator
- 62 Parking stalls
- Building signage available
- Sky lights
- (1) Dock high door, (1) Ground level door
- Clear height: 12' - 20'
- Lot size: 1.55 ac
- Features included: billiard/card game room, (2) theaters, full kitchen, firearm simulation rooms, and conference room.

## Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2019 EST	13,424	140,328	395,986
2024 PROJ	14,170	148,562	419,782
HOUSEHOLDS			
2019 EST	5,472	55,910	149,489
2024 EST	5,858	60,105	160,863
INCOME			
2019 AVG	\$69,780	\$72,890	\$81,068
2019 MED	\$51,580	\$59,650	\$65,448

Source: Sites USA 2019

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