

FALCON PLAZA

10949 S. Redwood Rd. South Jordan, UT



1,638 SF
END-CAP WITH
DRIVE-THRU



PROPERTY INFORMATION

- Size: 1,638 SF with Drive-thru
 - Lease Rate: \$20 to \$22 PSF*
 - NNNs: \$3.50 PSF (est.)
 - Availability: Immediate
- *Cold Shell Condition, contact Agent for possible TIA*



FEATURES

- New Construction
- Access & Visibility from Redwood
- Digital Message Monument Signage



FOR LEASE

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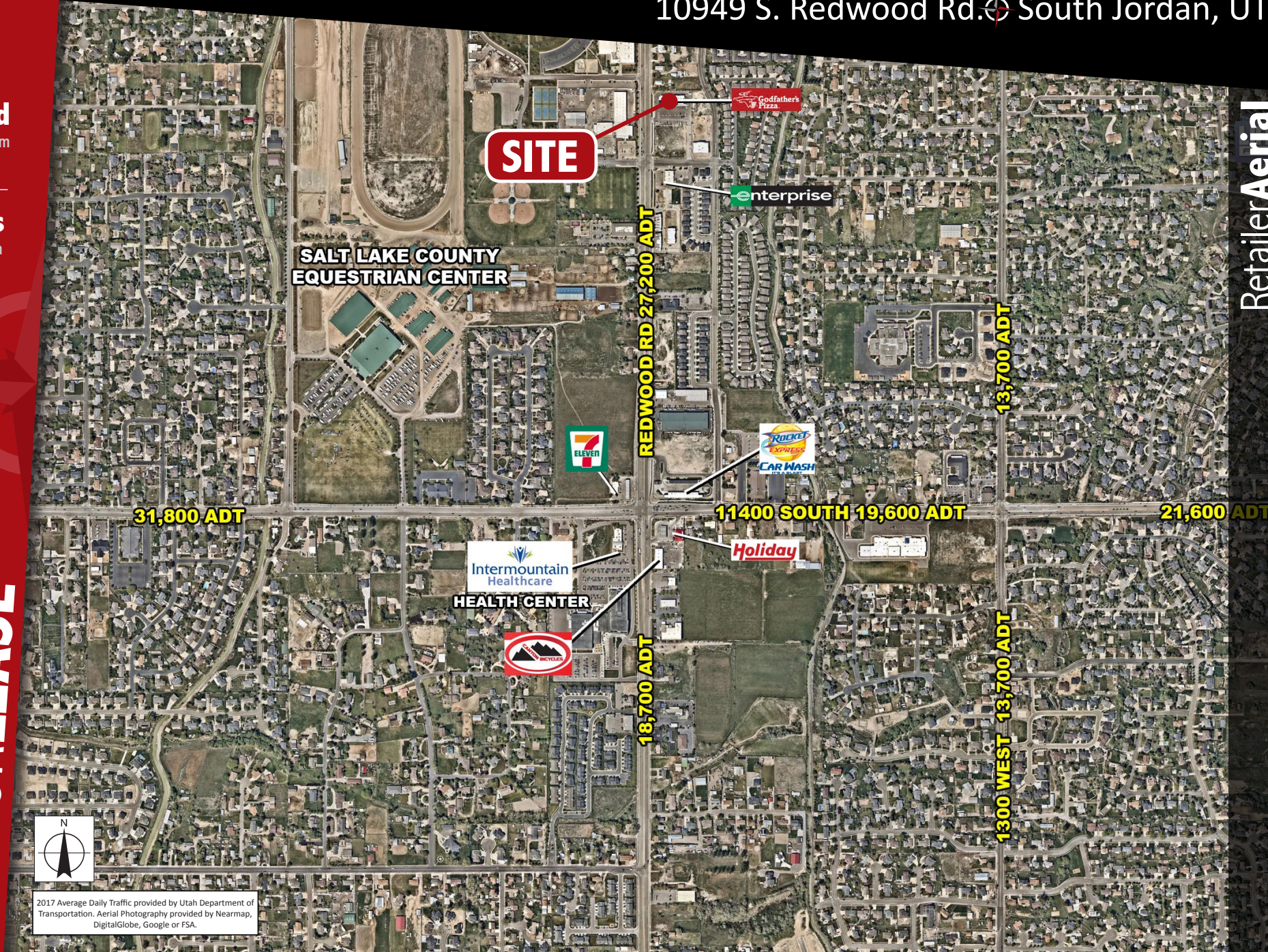
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



FALCON PLAZA

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RetailerAerial



SITE

**SALT LAKE COUNTY
EQUESTRIAN CENTER**

31,800 ADT

REDWOOD RD 27,200 ADT

13,700 ADT

11400 SOUTH 19,600 ADT

21,600 ADT

**Intermountain
Healthcare
HEALTH CENTER**

18,700 ADT

1300 WEST 13,700 ADT

2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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SITUS RETAIL GROUP

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ZoomAerial

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REDWOOD RD

FULL ACCESS

1,638 SF
END-CAP WITH
DRIVE-THRU



MONUMENT SIGN

	Available
	Lease Pending
	Existing

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Demographic Report

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		1 mi ring		3 mi ring		5 mi ring	
Population	2018	9,122		97,214		288,806	
	2023	9,797		104,574		309,458	
	2010	8,006		79,441		235,594	
	2000	6,324	%	60,372	%	185,553	%
Households		2,831		29,442		86,364	
	Average household size	3.22		3.30		3.30	
Household income	< \$25,000	209	7.4	2,340	7.9	7,927	9.2
	\$25,000 - \$49,999	296	10.5	4,133	14.0	13,605	15.8
	\$50,000 - \$74,999	434	15.3	5,007	17.0	17,255	20.0
	\$75,000 - \$99,999	437	15.4	4,674	15.9	13,858	16.0
	\$100,000+	1,456	51.4	13,290	45.1	33,720	39.0
	Median household income	\$100,106		\$91,677		\$83,059	
Average household income		\$144,190		\$118,886		\$105,348	
Total employees		4,915		55,376		122,402	
Business establishments		547		4,450		10,632	
	Industrial	51	9.3	447	10.0	1,246	11.7
	Manufacturing	7	1.3	83	1.9	245	2.3
	Commercial	152	27.8	1,252	28.1	3,104	29.2
	Office	243	44.4	2,028	45.6	4,449	41.8
	Other	91	16.6	636	14.3	1,586	14.9
Race	White	8,370	91.8	86,251	88.7	247,007	85.5
	Black	64	0.7	1,163	1.2	4,215	1.5
	American Indian	16	0.2	231	0.2	1,217	0.4
	Asian & PI	323	3.5	3,900	4.0	11,750	4.1
	Other	350	3.8	5,670	5.8	24,616	8.5
Hispanic population		516	5.7	8,512	8.8	37,207	12.9
Sex	Male	4,543	49.8	48,527	49.9	144,745	50.1
	Female	4,580	50.2	48,687	50.1	144,061	49.9
Median age		38.7		35.1		33.8	
Education	Population 25+	5,857	64.2	59,094	60.8	174,944	60.6
	No high school diploma	275	4.7	3,238	5.5	11,753	6.7
	High school graduate	962	16.4	11,875	20.1	38,734	22.1
	Some college	2,197	37.5	23,614	40.0	69,644	39.8
	College graduate	1,467	25.0	12,902	21.8	35,962	20.6
	Graduate/professional degree	956	16.3	7,465	12.6	18,851	10.8