

94TH CORNER

9400 South & 700 East (SEC)  Sandy, UT



PROPERTY INFORMATION

- Size: 0.44 Acres
 - Land Lease: \$90,000/Year
 - Retail Space: 1,200 to 4,300 SF
 - Potential Drive-thru
 - Retail Lease Rate: \$40-\$45 PSF*
 - NNNs: To be determined
- *Subject to tenant improvements, term, credit, etc.*

FEATURES

- Access/Visibility from 9400 South & 700 East
- Hard Corner
- Great Traffic Counts
- Next to Sandy Village

Owned/Developed by:



FOR LEASE

Adam Lewis

adam@situsretail.com

801.838.9627

Hunter Todd

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801.838.9630

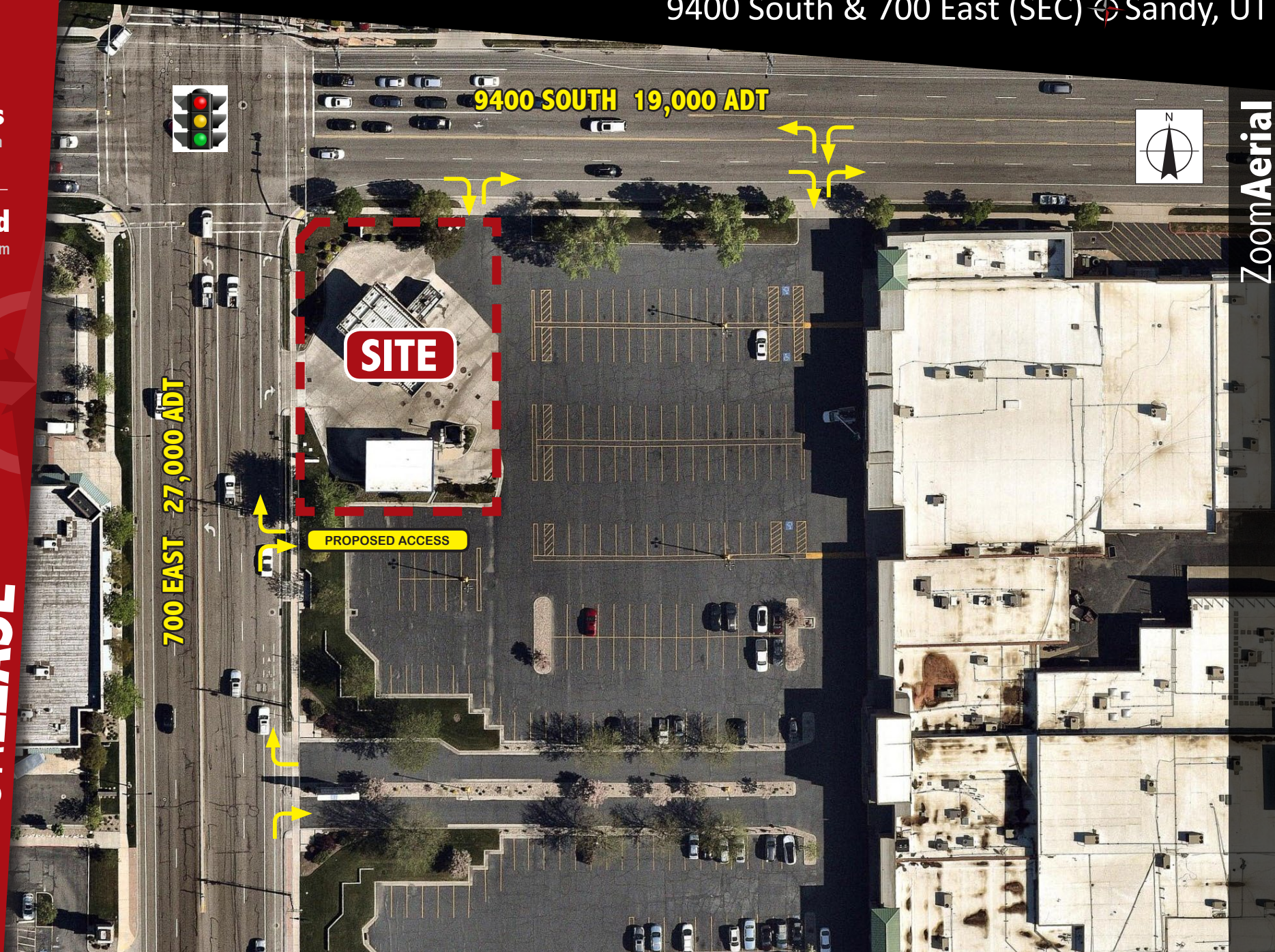
90 East 7200 South | Suite 102 Midvale | UT | 84047
P: 801.266.1333 | F: 801.266.1303 | www.situsretail.com

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.

SITUS  **RETAIL GROUP**

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ZoomAerial

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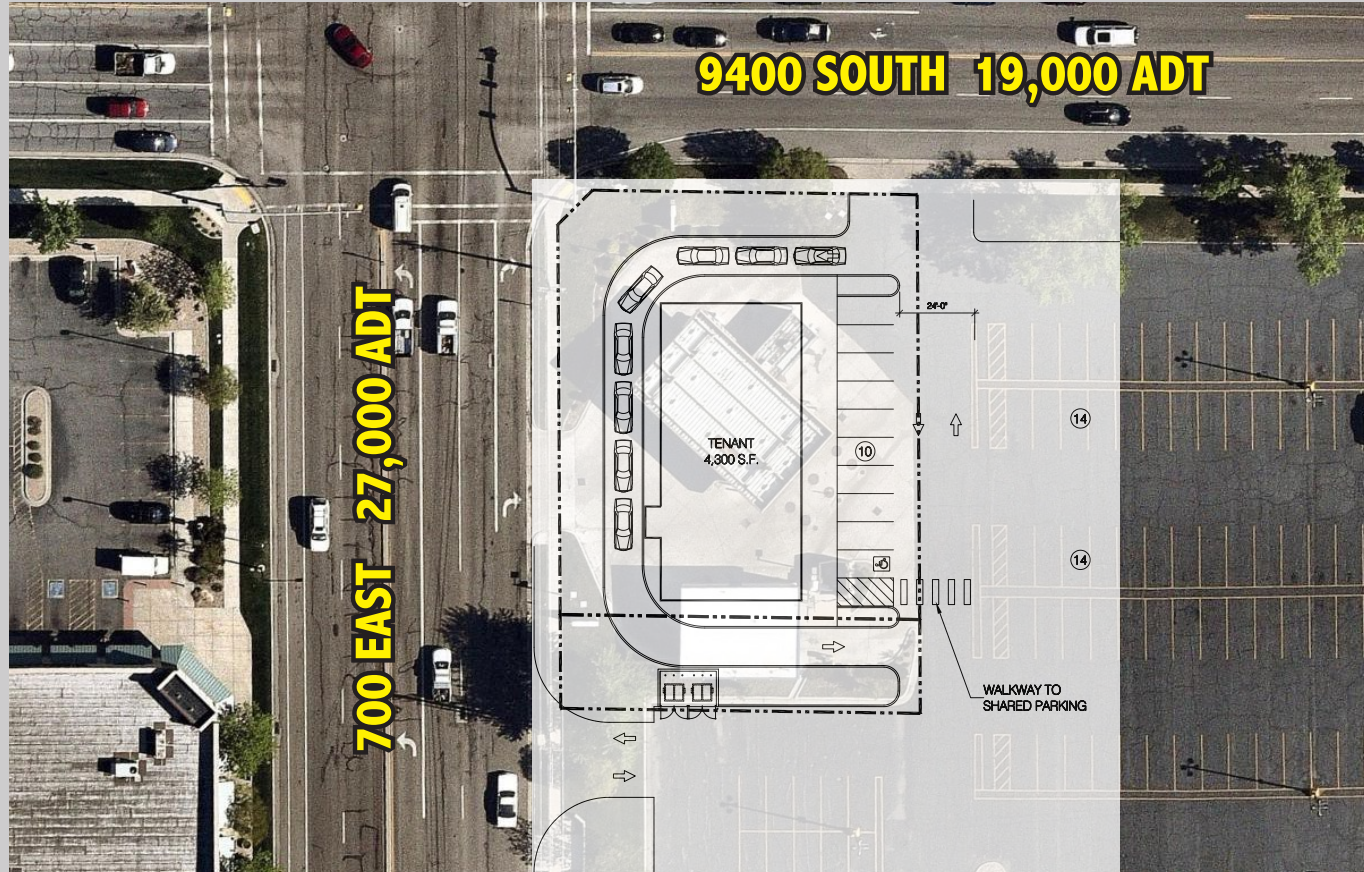
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Elevation & Site Plan



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Demographic Report

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		1 mi ring		3 mi ring		5 mi ring	
Population	2018	15,792		130,247		295,120	
	2023	16,803		139,906		317,113	
	2010	13,184		117,356		268,385	
	2000	12,804	%	116,535	%	258,559	%
Households		5,459		44,586		100,834	
Average household size		2.88		2.91		2.92	
Household income	< \$25,000	689	12.6	5,098	11.4	10,734	10.6
	\$25,000 - \$49,999	821	15.0	7,501	16.8	16,927	16.8
	\$50,000 - \$74,999	1,342	24.6	8,836	19.8	19,278	19.1
	\$75,000 - \$99,999	1,053	19.3	7,096	15.9	15,047	14.9
	\$100,000+	1,554	28.5	16,054	36.0	38,849	38.5
	Median household income	\$71,007		\$80,133		\$84,338	
Average household income		\$87,769		\$99,767		\$110,633	
Total employees		7,906		64,868		145,267	
Business establishments		938		6,000		13,413	
Industrial		68	7.2	617	10.3	1,337	10.0
Manufacturing		10	1.1	115	1.9	263	2.0
Commercial		302	32.2	1,768	29.5	3,811	28.4
Office		438	46.7	2,690	44.8	6,085	45.4
Other		118	12.6	811	13.5	1,917	14.3
Race	White	13,933	88.2	110,968	85.2	255,084	86.4
	Black	129	0.8	1,890	1.5	4,387	1.5
	American Indian	67	0.4	628	0.5	1,288	0.4
	Asian & PI	635	4.0	5,926	4.5	12,634	4.3
	Other	1,028	6.5	10,836	8.3	21,728	7.4
Hispanic population		1,608	10.2	15,720	12.1	32,239	10.9
Sex	Male	7,709	48.8	64,725	49.7	146,598	49.7
	Female	8,082	51.2	65,523	50.3	148,523	50.3
Median age		38.3		37.2		38.3	
Education	Population 25+	10,935	69.2	85,539	65.7	193,628	65.6
	No high school diploma	724	6.6	5,598	6.5	12,043	6.2
	High school graduate	2,592	23.7	18,678	21.8	39,880	20.6
	Some college	4,558	41.7	30,996	36.2	69,606	35.9
	College graduate	2,002	18.3	19,166	22.4	45,365	23.4
	Graduate/professional degree	1,059	9.7	11,101	13.0	26,734	13.8