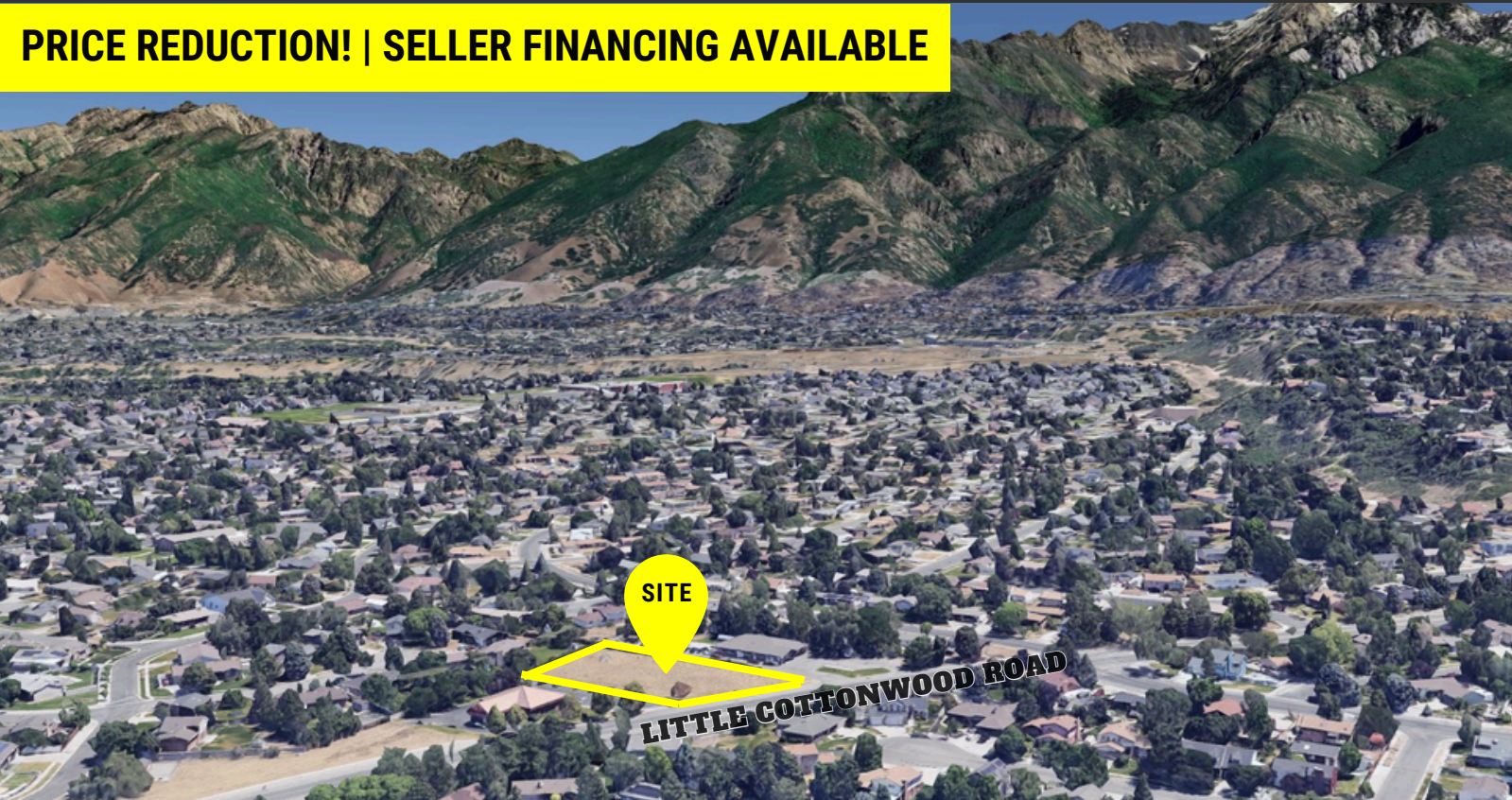




# LITTLE COTTONWOOD COMMERCIAL LAND FOR SALE

**PRICE REDUCTION! | SELLER FINANCING AVAILABLE**



2275 LITTLE COTTONWOOD ROAD, SANDY, UTAH 84093

## PROPERTY INFORMATION

- Site Size: 0.725 Acres
- Zoned: PO - Uses Include: Restaurant (Alcohol Permitted), School, Daycare, Reception Center, Art Gallery, Animal Hospital, Business Financial or Medical Office, Dry Cleaner, Pharmacy
- Little Cottonwood Road Frontage
- Excellent Location in Sandy with Nearby Tenants Including: Smith's Walgreens, Home Depot, Mister Car Wash, University Federal Credit Union

## DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
POPULATION	16,494	110,630	220,688
HOUSEHOLDS	5,315	37,970	79,811
AVG HOUSEHOLD INCOME	\$107,530	\$100,059	\$91,482

## TRAFFIC COUNTS

LITTLE COTTONWOOD RD : 19,000 ANNUAL AVERAGE DAILY TRAFFIC  
 HIGHLAND DRIVE : 34,000 ANNUAL AVERAGE DAILY TRAFFIC

**PRICE REDUCTION! : FROM ~~\$1,200,000~~ TO \$795,000.00**  
**SELLER FINANCING AVAILABLE**

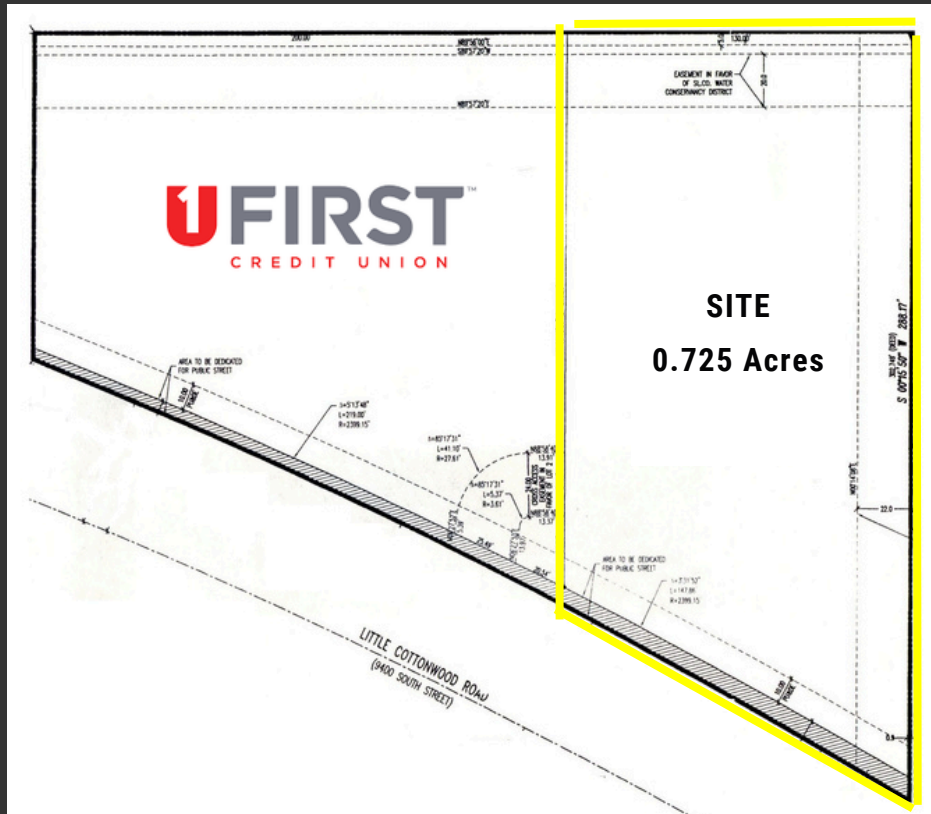
**CONTACT**  
**801.617.1700**

**WEST HARADIN**  
**west.haradin@crcnationwide.com**



# LITTLE COTTONWOOD COMMERCIAL LAND FOR SALE

2275 LITTLE COTTONWOOD ROAD, SANDY, UTAH 84093



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

**CONTACT**  
**801.617.1700**

**WEST HARADIN**  
**west.haradin@crnationwide.com**