

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



RETAIL CONDO FOR SALE  
1086 SOUTH JORDAN PWKY  
— SOUTH JORDAN, UTAH —

**2,416 SF UNIT IN A HIGH TRAFFIC NEIGHBORHOOD**



# PROPERTY SUMMARY

<b>Property Address</b>	<b>1086 SOUTH JORDAN PKWY #103, SOUTH JORDAN, UT</b>
<b>Price</b>	<b>\$644,000</b>
<b>Total SF</b>	<b>2,416 SF</b>
<b>Price Per SF</b>	<b>\$266.56</b>
<b>2025 Taxes</b>	<b>\$4,154.48</b>
<b>Monthly CAM Fees</b>	<b>\$200/Mo</b>
<b>Zoning</b>	<b>COMMUNITY COMMERCIAL</b>
<b>Parcel ID</b>	<b>27141820160000</b>

## INVESTMENT HIGHLIGHTS

- Prime South Jordan location
- High-income surrounding population
- Broad tenant appeal
- Neighboring destination retailer
- Prominent corridor exposure
- Owner-user or Investment leasing opportunity
- Frontage to high traffic counts



# A High Traffic Retail Opportunity

This 2,416-square-foot commercial unit at 1086 W South Jordan Parkway offers an excellent opportunity to acquire well-positioned retail real estate in one of Salt Lake County's most desirable and fast-growing communities. Located in an established strip center next to Bricks & Minifigs, the property benefits from strong visibility, convenient access and a family-oriented customer base.

South Jordan's high household incomes, continued population growth and limited retail vacancy create a favorable environment for both investors and owner-users. The unit's practical size makes it suitable for a wide range of retail, service, wellness, medical or professional concepts while keeping total occupancy costs manageable for prospective tenants.

With prominent exposure along South Jordan Parkway, nearby national and regional retailers, and strong surrounding demographics, the property offers attractive long-term leasing potential and the opportunity for future appreciation. Its combination of location, flexible use, marketable size and potential acquisition basis makes it a compelling commercial investment.

# 1086 SOUTH JORDAN PKWY — SOUTH JORDAN, UTAH —



**वेडशा**  
GROCERIES

**Hickman**  
Land Title Co

**Lenoria Esthetics**  
Studio

**SEVEN PEAKS HEALTH**

**UNIFIED**  
BRAZILIAN JIU-JITSU

**ACCESS SECURITY**  
**LOCKSMITH**

**Amanda Moncur Salon**  
A PRUL MITCHELL SALON

**FIRST HOME MORTGAGE**

**Ultimate Sports**  
ATHLETICWEAR & EQUIPMENT

**PRISTINE**  
Salon & Spa

**SITE**

**TUSHAR**  
BRAZILIAN EXPRESS

**Mystic Nails & Day Spa**

**SMOKE SPOT**

**ORGANIC CBD KRATOM STORE**

**SOUTH JORDAN PKWY 47,000 ADT**

**SAFFRON & VALLEY**  
INDIAN STREET FOODS

**BRICKS & MINIFIGS**

**VACUUMS 360**

**India Palace**  
Authentic Cuisine of India

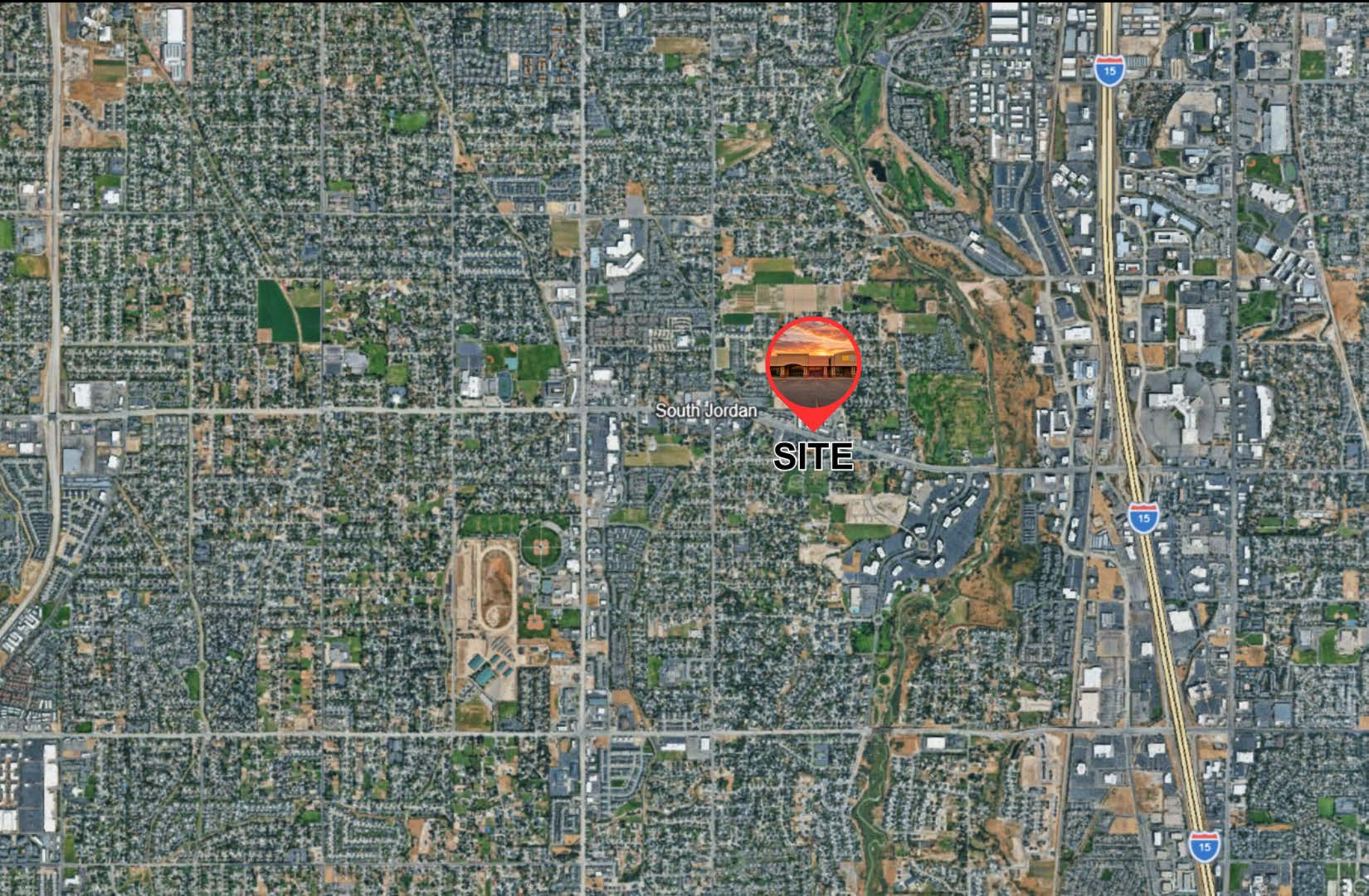
**HOT STONE**  
MASSAGE

**NAMI LILY**  
★ SUSHI & RAMEN

**MTN BARBER CO.**

# 1086 SOUTH JORDAN PKWY

— SOUTH JORDAN, UTAH —





# Strong Consumer Base

## Driving Commercial Demand

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Population	41,823	318,652	901,839
2030 Projection	42,312	320,424	911,620
Avg HH Income	\$124,210	\$113,737	\$110,233
Consumer Spending	\$585.3M	\$4.2B	\$11.5B

### WHAT THIS MEANS FOR BUSINESSES

South Jordan is a thriving, family-oriented community with a strong economic foundation and exceptional quality of life. The city attracts professionals, families, and entrepreneurs drawn to its modern neighborhoods, excellent schools, and convenient access to major employment hubs across the Salt Lake Valley.

# Current Zoning:

## Community Commercial Zoning

---

### PERMITTED USE

---

- Arts & Recreation
- Daycare
- Financial Institution
- General Retail
- Instruction & Training
- Medical/dental Office or Clinic
- Offices
- Personal Services
- Professional Services
- Restaurant
- Utility Services

### CONDITIONAL USE

---

- Animal Services
- Business Support
- Community Services
- Elementary/Secondary/  
University/College/Vocational  
Education
- Light Repair Services
- Mortuary/Funeral Home
- Plant Nursery
- Reception Center
- Self Storage
- Vehicle Services



EXTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





# SOUTH JORDAN, UT

South Jordan, Utah, is one of the fastest-growing and most desirable communities in the Salt Lake Valley, known for its balance of modern amenities, scenic beauty, and strong sense of community.

Nestled along the west bench of the valley, it offers stunning views of the Wasatch Mountains and easy access to major transportation corridors, making it a convenient location for both residents and businesses.

The city boasts excellent schools, abundant parks, and a vibrant mix of shopping, dining, and recreation options. South Jordan is also a hub for innovation and employment, with close proximity to the Silicon Slopes tech corridor and major regional employers.

Despite its rapid growth, the city maintains a welcoming, family-oriented atmosphere supported by top-tier city services and a commitment to preserving open space and quality of life.





**KW** COMMERCIAL

**KW SOUTH VALLEY**  
KELLERWILLIAMS. REAL ESTATE

**Kody M. Watts**

Commercial Real Estate Broker

**PEAK COLLECTIVE**

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



📞 801-948-3783

🌐 [www.Peak-CRE.com](http://www.Peak-CRE.com)

✉️ [Kody@PeakCollectiveGroup.com](mailto:Kody@PeakCollectiveGroup.com)