

For Ground Lease



CONTACT US

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2280 S. Highland Dr

Salt Lake City, UT 84106

Listing Information

- 0.42 Acres For Ground Lease
- Located in the high-demand area of Sugar House, 0.1 Miles from the new Sugar House S-Line extension stop (under construction.)
- Over 1,500+ residential units within walking distance of site
- Close proximity to the University of Utah and Westminster University
- Existing convenience store and car wash in place
- MU-11 Zoning
- Call for pricing

Neighboring Tenants



Site Aerial & Demographics



Demos to Note

Median Age
34.7

Avg. Household Size
2.17

1 Mile Daytime Population
20,022

3 Mile Daytime Population
182,287



Population

2025 Estimated
2030 Projected

1 Mile

20,556
21,567

3 Mile

157,743
161,810

5 Mile

342,108
356,757



Households

2025 Estimated
2030 Projected

1 Mile

10,018
10,937

3 Mile

71,433
75,590

5 Mile

148,328
159,413



Income

2025 Median HHI
2025 Average HHI
2025 Per Capita

1 Mile

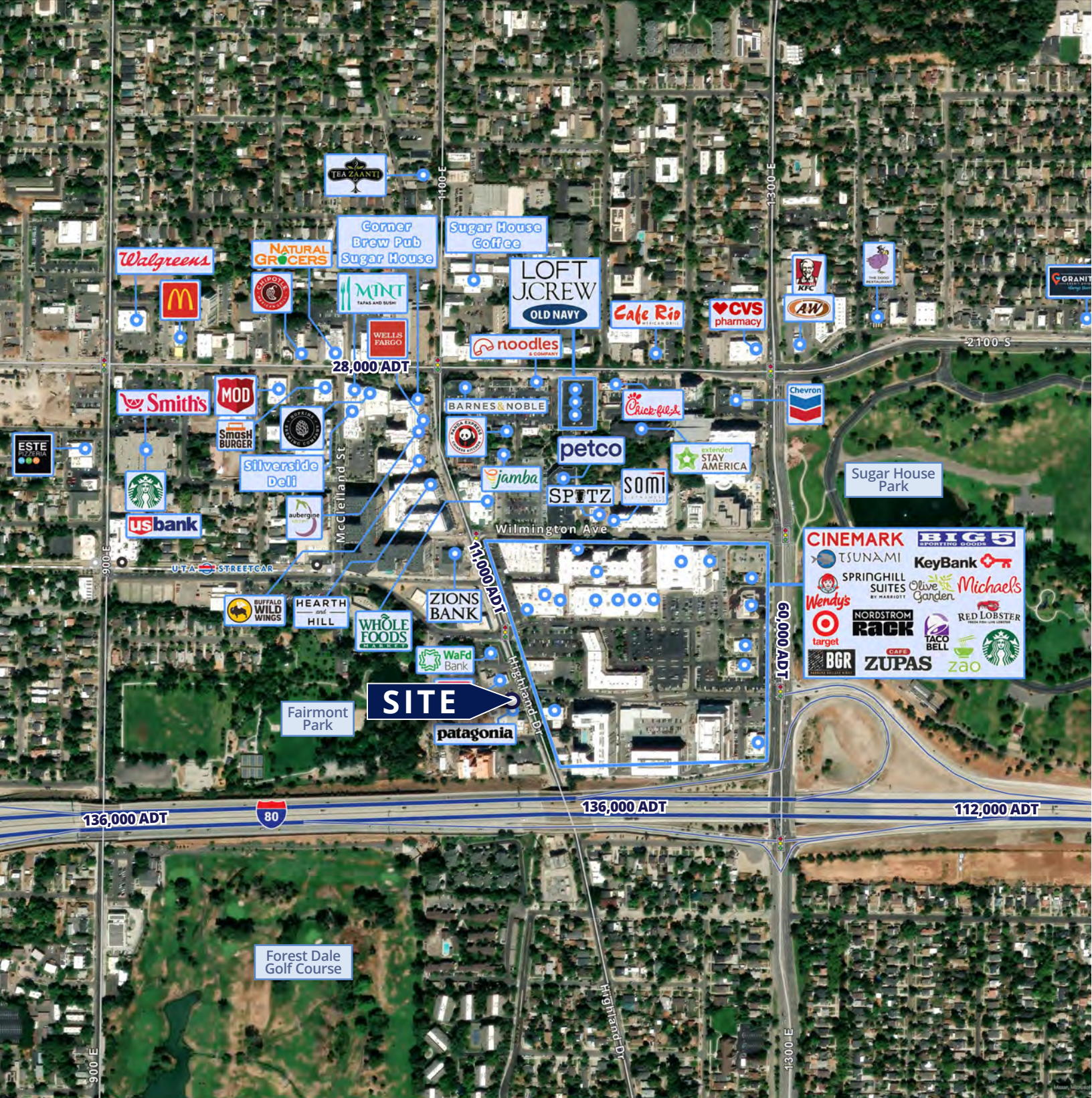
\$95,507
\$134,379
\$65,380

3 Mile

\$86,141
\$128,597
\$58,343

5 Mile

\$82,534
\$124,593
\$54,184



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