

FOR SALE OR LEASE

REDWOOD DRIVE-THRU

7173 South Redwood Rd | West Jordan, Utah 84084

QUIETLY MARKETING

DO NOT DISTURB
TENANTS

7000 SOUTH 26,000 ADT

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

usbank



SITE

REDWOOD RD 44,000 ADT

Property Highlights

- Building: 2,990 SF Drive-Thru
- Lot: 0.94 Acres
- Sale Price: \$2,500,000
- Lease rate: \$40-\$45 PSF NNN (Single-Tenant Only)
- Grease Trap & Hood In Place
- Tenant Improvement Allowance Available
- Access/Visibility from Redwood Rd

DAN ENGLE
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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	15,265	128,139	391,227
2025 HOUSEHOLDS	5,223	45,074	138,153
2025 AVG HH INCOME	\$120,128	\$117,308	\$117,026
2025 BUSINESSES	504	5,235	16,175
2025 DAYTIME POPULATION	3,483	53,310	172,026



MONUMENT SIGNAGE



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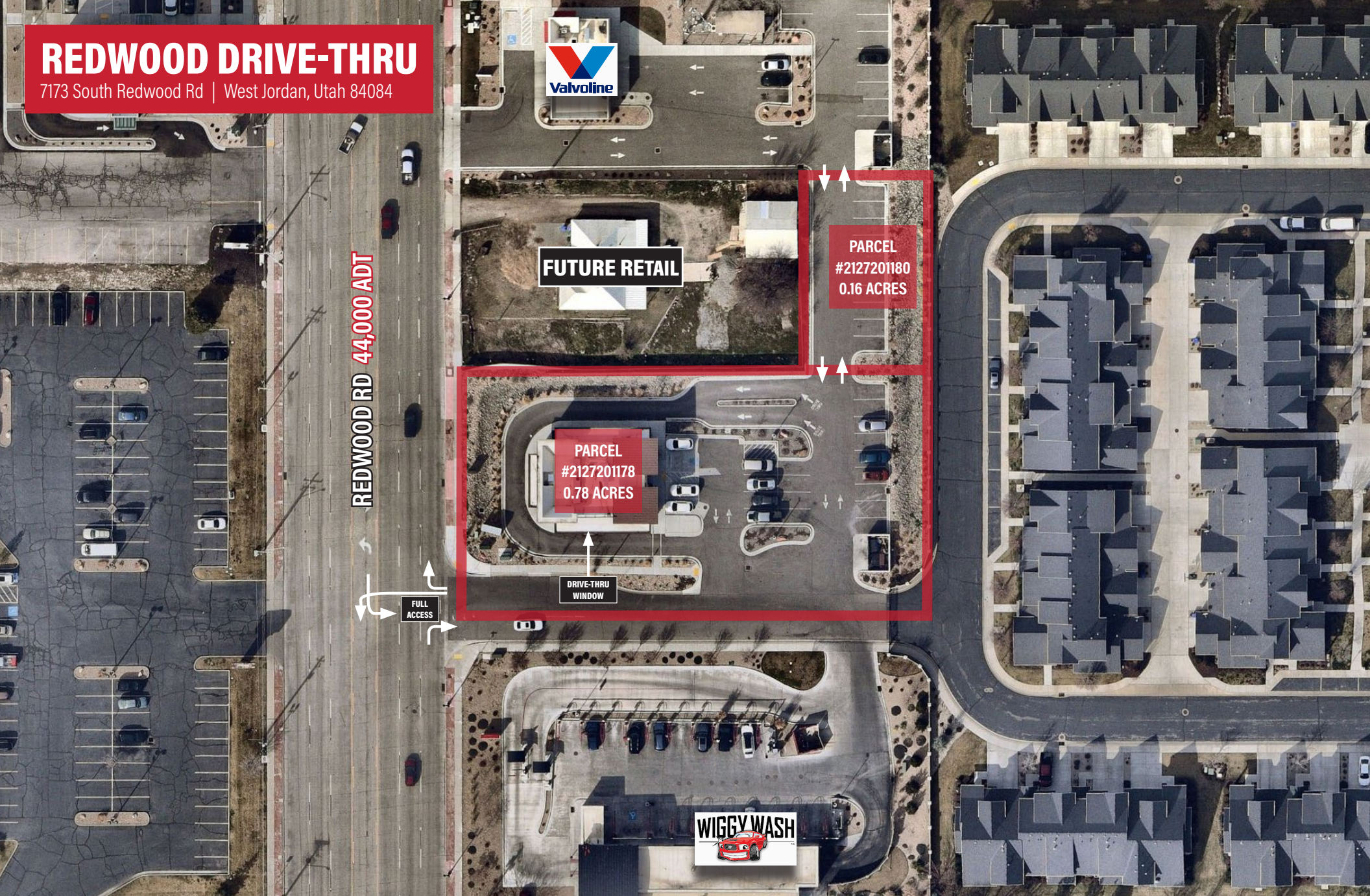
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