



FOR SALE

Plant Jungle
OWNER-USER RETAIL
 Home & Office
 Indoor Plants
 & Trees
 Planters

2194 E FT UNION BLVD.
 COTTONWOOD HEIGHTS, UT

PRIME FORT UNION OWNER-USER RETAIL OPPORTUNITY

Rare opportunity to acquire a highly visible retail property along one of Salt Lake County's most established commercial corridors. Located on Fort Union Boulevard in the heart of Cottonwood Heights, this 2,100 SF retail building offers strong frontage, exceptional demographics, and flexible owner-user potential in a sought-after location. The surrounding trade area features a highly educated and affluent consumer base, making the site particularly attractive for boutique retail, wellness concepts, med spa operators, beauty services, dental or orthodontic practices, specialty food users, pet services, tutoring centers, fitness concepts, and professional-service retailers.

LIST PRICE	\$958,000
PROPERTY TYPE	RETAIL
BUILDING SIZE	2,100 SF
LAND AREA	0.23 ACRES
APN	22-27-127-009
ZONING	CR (COMMERCIAL)
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Fort Union Boulevard Frontage • Outstanding Visibility • Approximately 31,000 Vehicles Per Day • Functional Interior Layout for Variety of Uses • Ample Outdoor Area • Flexible Timing • Strong Demographics • Affluent Surrounding Neighborhoods



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ALIGN
 COMPLETE REAL ESTATE SERVICES

PROPERTY PHOTOS

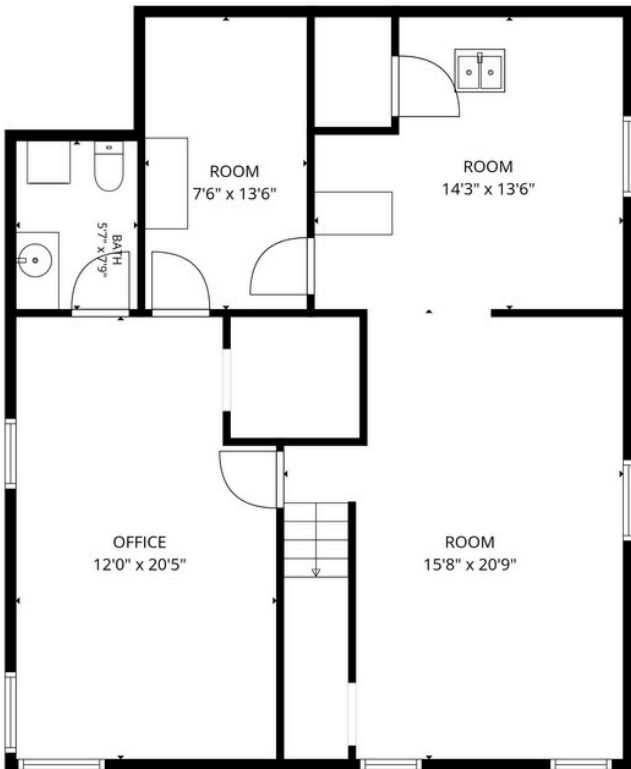


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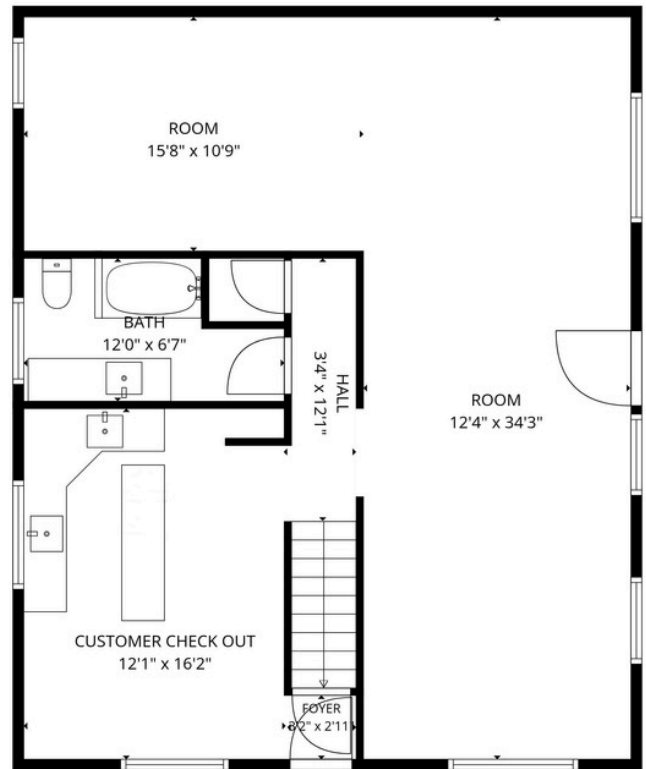
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FLOOR PLANS



1st floor



2nd floor

STRONG DEMOGRAPHICS. PROVEN TRAFFIC.

A DENSE AND AFFLUENT CUSTOMER BASE.



POPULATION

The property serves a dense and established customer base with approximately:

1 MILE



14,845
RESIDENTS

3 MILES

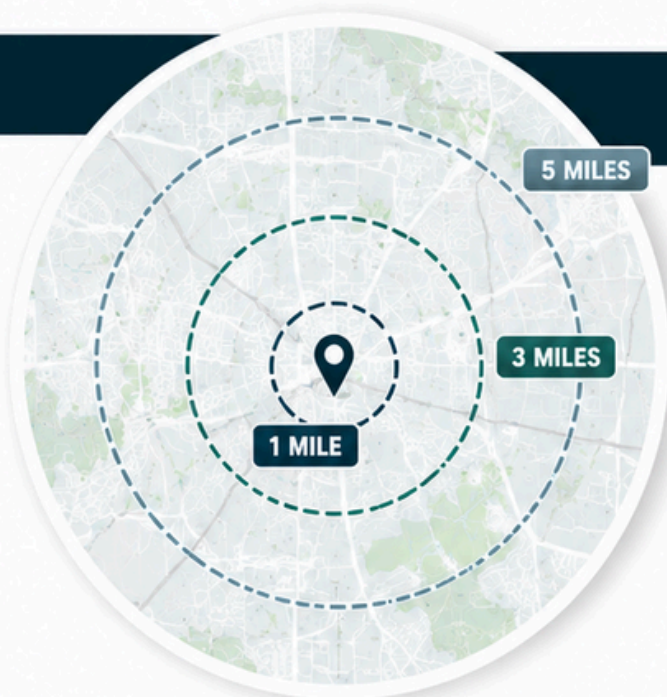


106,515
RESIDENTS

5 MILES



259,281
RESIDENTS



MEDIAN HOUSEHOLD INCOME

Median household incomes exceed regional averages, with approximately:

1 MILE



\$120,852

3 MILES



\$107,850

5 MILES



\$99,405



TRAFFIC COUNT

31,000 VEHICLES PER DAY

Source: Esri 2024 Demographics | Data is approximate

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