

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



RETAIL SPACE FOR LEASE

1072 SOUTH JORDAN PWKY SUITE B

— SOUTH JORDAN, UTAH —

805 SF COMMERCIAL SPACE IN HIGH TRAFFIC LOCATION



PROPERTY SUMMARY

Property Address	1072 SOUTH JORDAN PKWY SUITE B, SOUTH JORDAN, UT
Lease Price	\$47/SF/YR
Total SF	805 SF
CAM Fees	\$3.76/SF/YR
Total Monthly Rent	\$3,405.15
Lease Type	NNN
Zoning	COMMUNITY COMMERCIAL

INVESTMENT HIGHLIGHTS

- Prime South Jordan location and signalized intersection
- High-income surrounding population
- Broad tenant appeal
- Prominent corridor exposure
- Affordable leasing opportunity
- Frontage to high traffic counts



A High Traffic

Retail Opportunity

This 805-square-foot commercial space for lease in South Jordan offers a clean, versatile setting for a small business looking to relocate, open a new location, or expand into a growing market. Its efficient footprint is well suited for service-based businesses, boutique retail, salon or personal-care concepts, professional services, specialty shops, and other users that want a professional space without taking on unnecessary square footage.

The property benefits from a modern commercial environment with an open layout, high ceilings, durable flooring, and a distinctive brick accent that gives the interior character while still allowing a new tenant to customize the space around their brand. The storefront setting also provides convenient customer access and visibility within an established commercial area.

South Jordan continues to be an attractive location for businesses because of its strong residential growth, expanding employment base, nearby retail and services, and access to major transportation corridors throughout the Salt Lake Valley. For a business owner, this can mean proximity to a growing customer base, convenient access for employees and clients, and the opportunity to establish a presence in one of the valley's active suburban markets.

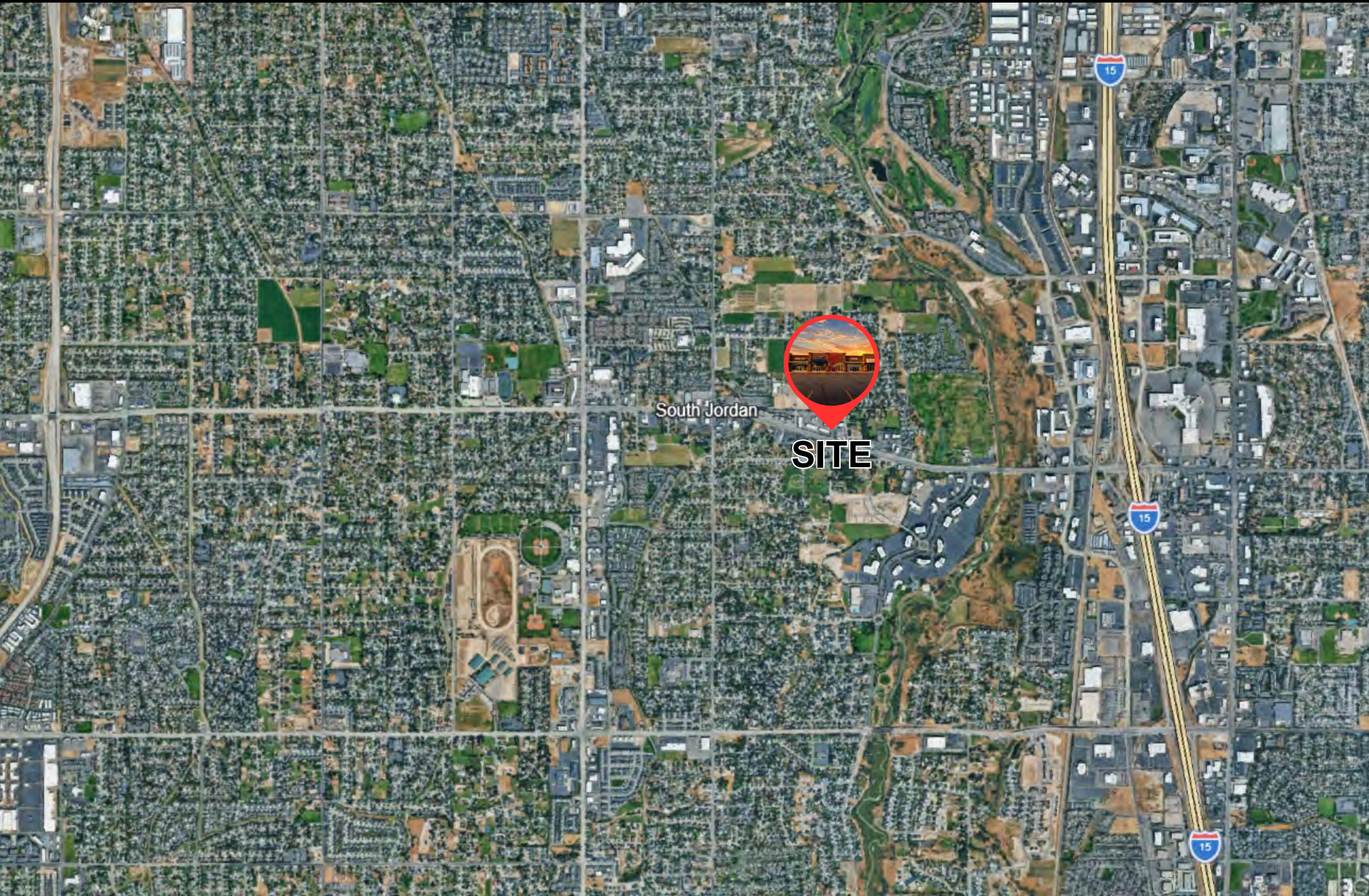
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Strong Consumer Base

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





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

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