



COUNTRY SQUARE END CAP OFFICE FOR LEASE

8520 SOUTH 1300 EAST, SANDY, UTAH 84094

FREE RENT AVAILABLE!



PROPERTY INFORMATION

- Suite 8524: 2,000 SF End Cap Office
- Flexible Floor Plan
- (2) New Pylon Signs
- Highly Visible on 1300 East
- Anchored by Dollar Tree, Goodwill, Marcos Pizza, Del Taco, State Farm and More
- Located on Hard Corner & Signalized Intersection
- Easily Accessible, (6) Points of Access

Lease Rate Reduced :
from ~~\$16.00/SF~~ to \$14.50/SF NNN
FREE RENT AVAILABLE!

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,508	142,685	279,981
Households	5,896	49,905	99,035
Avg. Household Income	\$83,539	\$75,088	\$77,758

Traffic Counts

1300 East : 30,634 Annual Average Daily Traffic
 8600 South: 14,000 Annual Average Daily Traffic



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.