

COMMERCIAL LAND

COPPER RIM WEST JORDAN LAND

7800 South & Mountain View Corridor | West Jordan, Utah 84081

SITE

**FURNITURE
ROW**

Smith's
Marketplace

TRADER
JOE'S

5600 WEST 10,000 ADT

COPPER RIM DR

17,000 ADT

THINK
STORAGE

THE
HOME
DEPOT

7800 SOUTH

MOUNTAIN VIEW CORRIDOR
33,000 ADT

Property Highlights

- For Sale, Ground Lease, or BTS
- Lot Sizes: 1.365 to 2.238 Acres (see pg. 4)
- Sale Price: \$19-\$23 PSF (see pg. 4)
- Adjacent to Furniture Row
- Visibility from Mountain View Corridor
- High-Growth Area

TANNER OLSON
801.930.6752

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JOE MILLS
801.930.6755

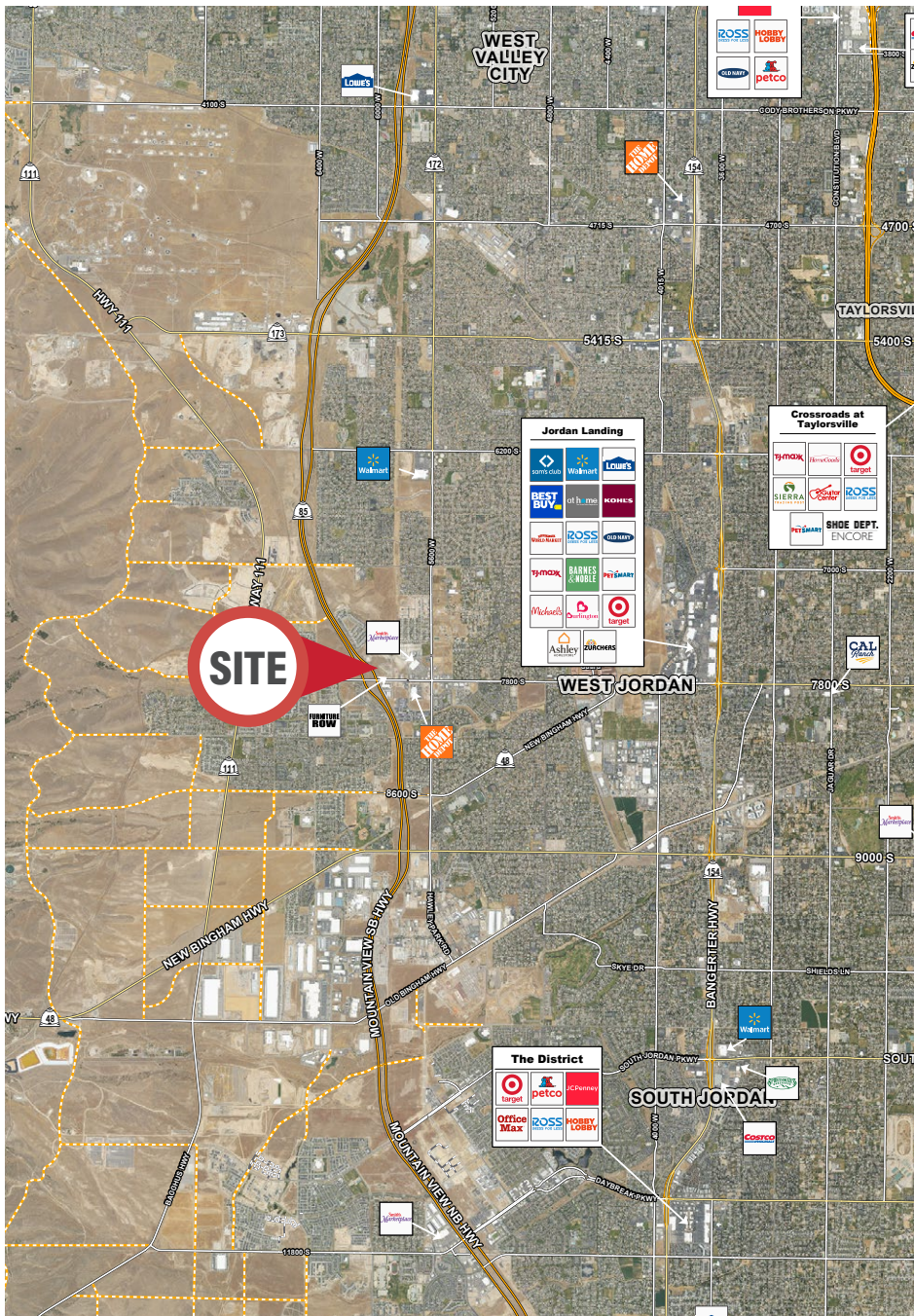
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PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
COMMERCIAL



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	15,262	87,536	231,765
2031 PROJECTED POPULATION	15,644	87,831	229,894
2026 HOUSEHOLDS	4,616	25,771	71,444
2026 AVG HH INCOME	\$161,382	\$147,832	\$145,347
2026 BUSINESSES	186	1,564	4,266
2026 DAYTIME POPULATION	1,296	15,057	37,269



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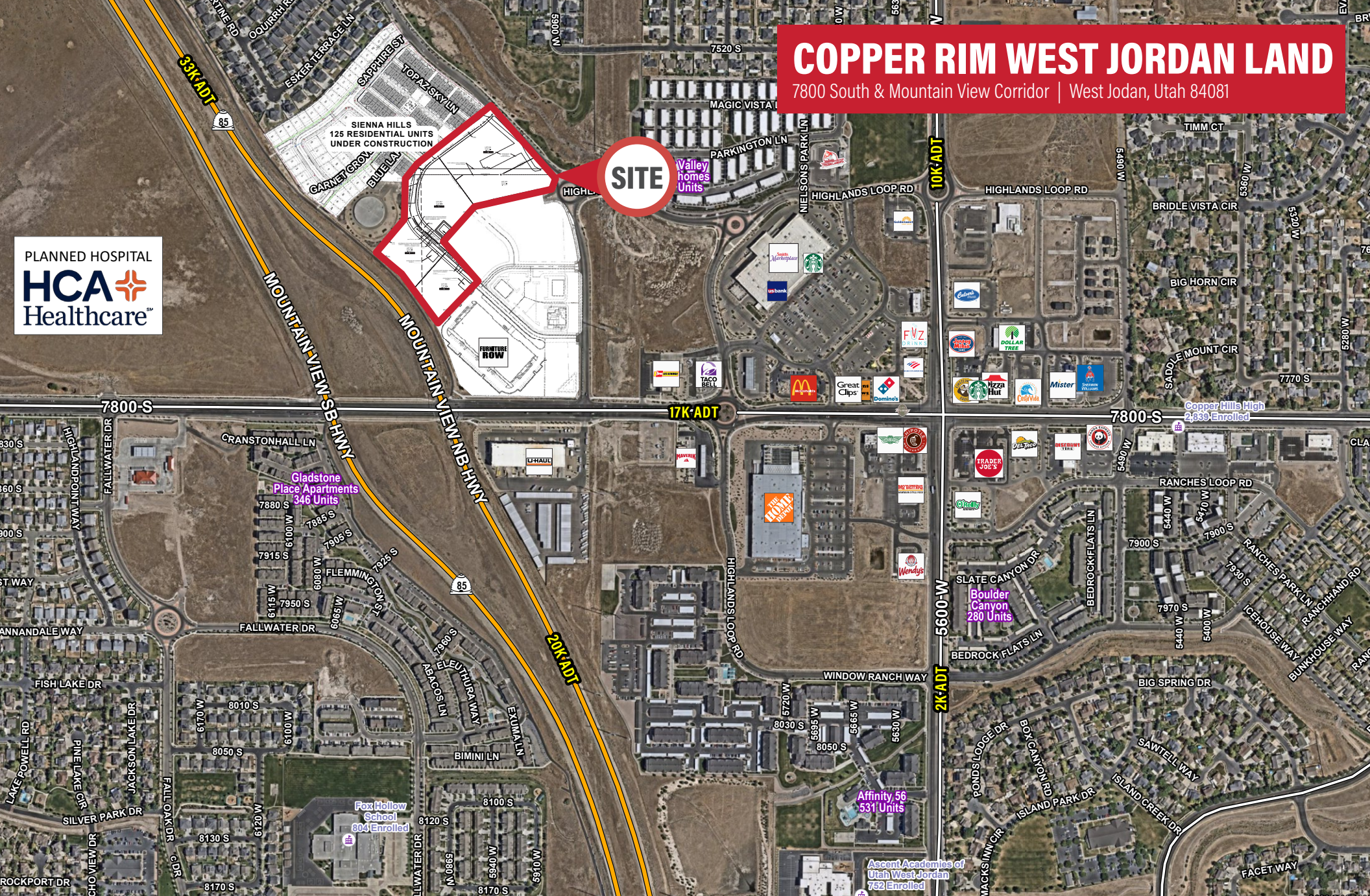
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PLANNED HOSPITAL
HCA
Healthcare™



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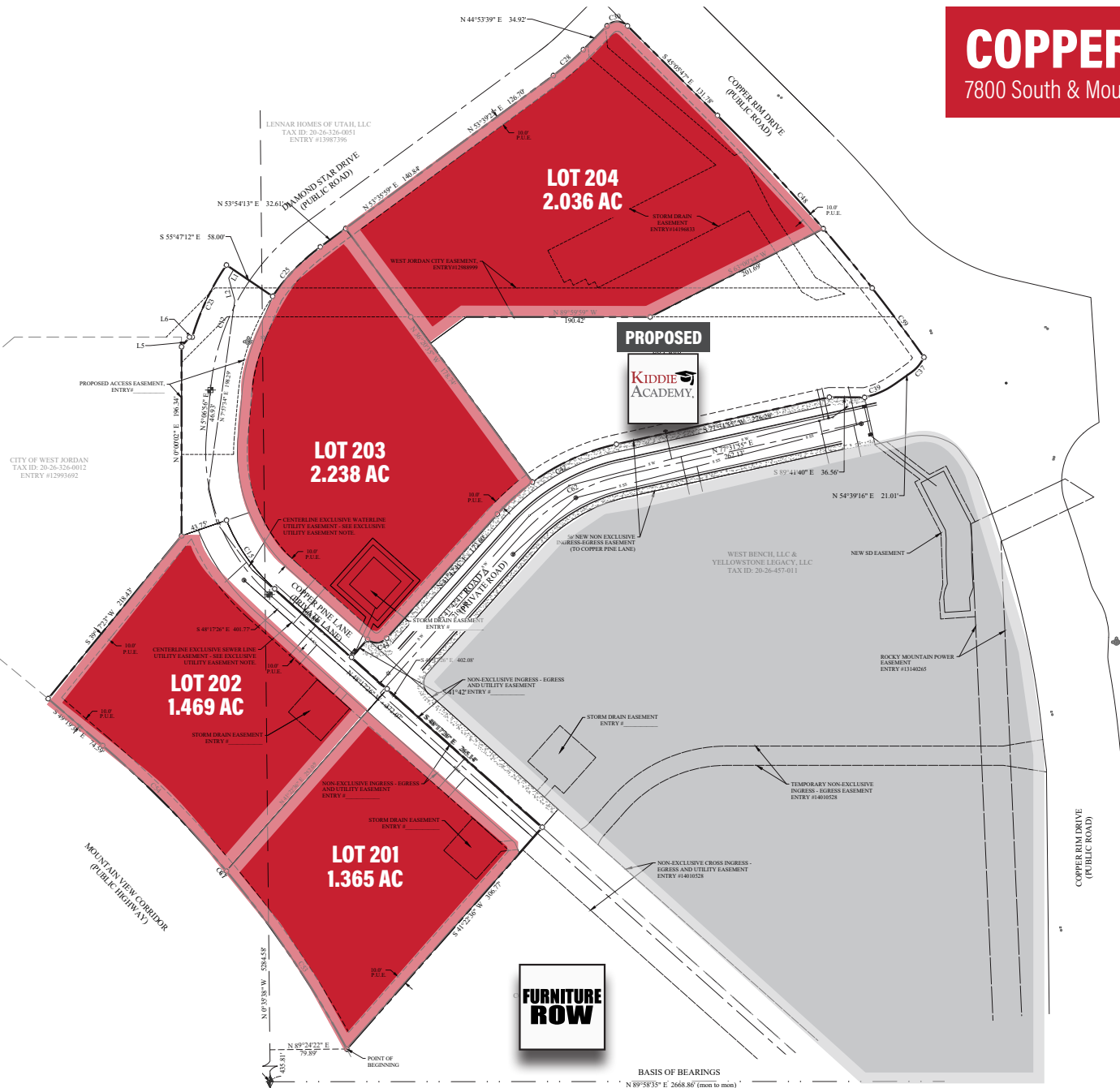
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PRICING

	SIZE (AC)	PRICE
LOT 201	1.365	\$23 PSF
LOT 202	1.469	\$23 PSF
LOT 203	2.238	\$19 PSF
LOT 204	2.036	\$19 PSF

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