

FOR SALE OR LEASE

BLUFFDALE OFFICE/RETAIL LOT

2796 West 13900 South | Bluffdale, Utah 84065

Property Highlights

- Buildable Size: Up to 11,280 SF Office/Retail Space for Lease
- Lot Size: 0.78 AC
- Sale Price: \$25 PSF
- GC-1 Zoning (General Commercial)
- Owner has proposed building plans ready for city permitting and is open to sharing or including them for a buyer.



CHLOE CYPERS
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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
2026 POPULATION	8,768	84,015	218,095
2031 PROJECTED POPULATION	8,848	88,113	224,263
2026 HOUSEHOLDS	2,468	25,893	67,594
2026 AVG HH INCOME	\$211,940	\$162,206	\$166,664
2026 BUSINESSES	202	2,225	7,489
2026 DAYTIME POPULATION	1,461	17,246	71,377

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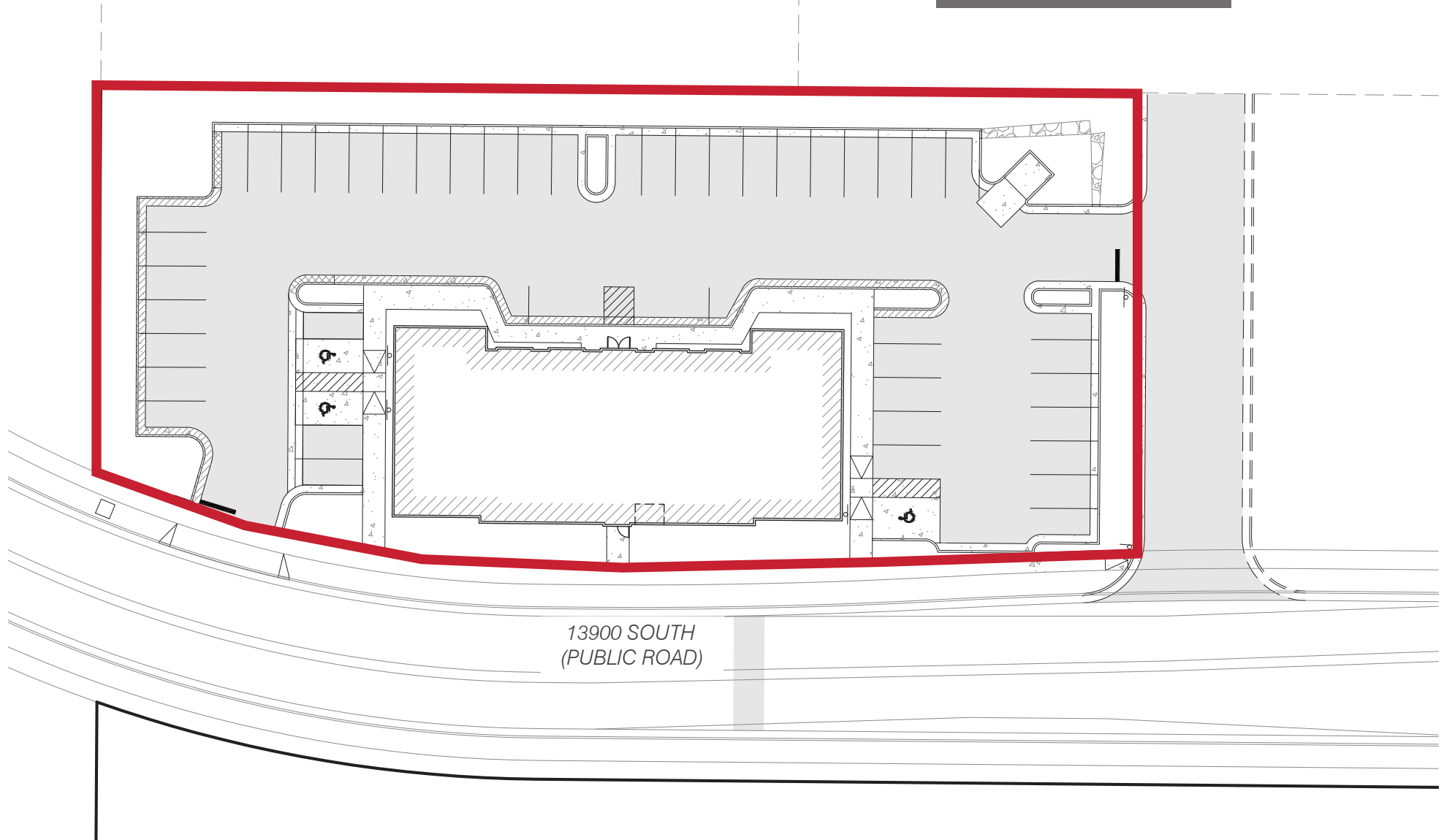
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CONCEPTUAL SITE PLAN



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