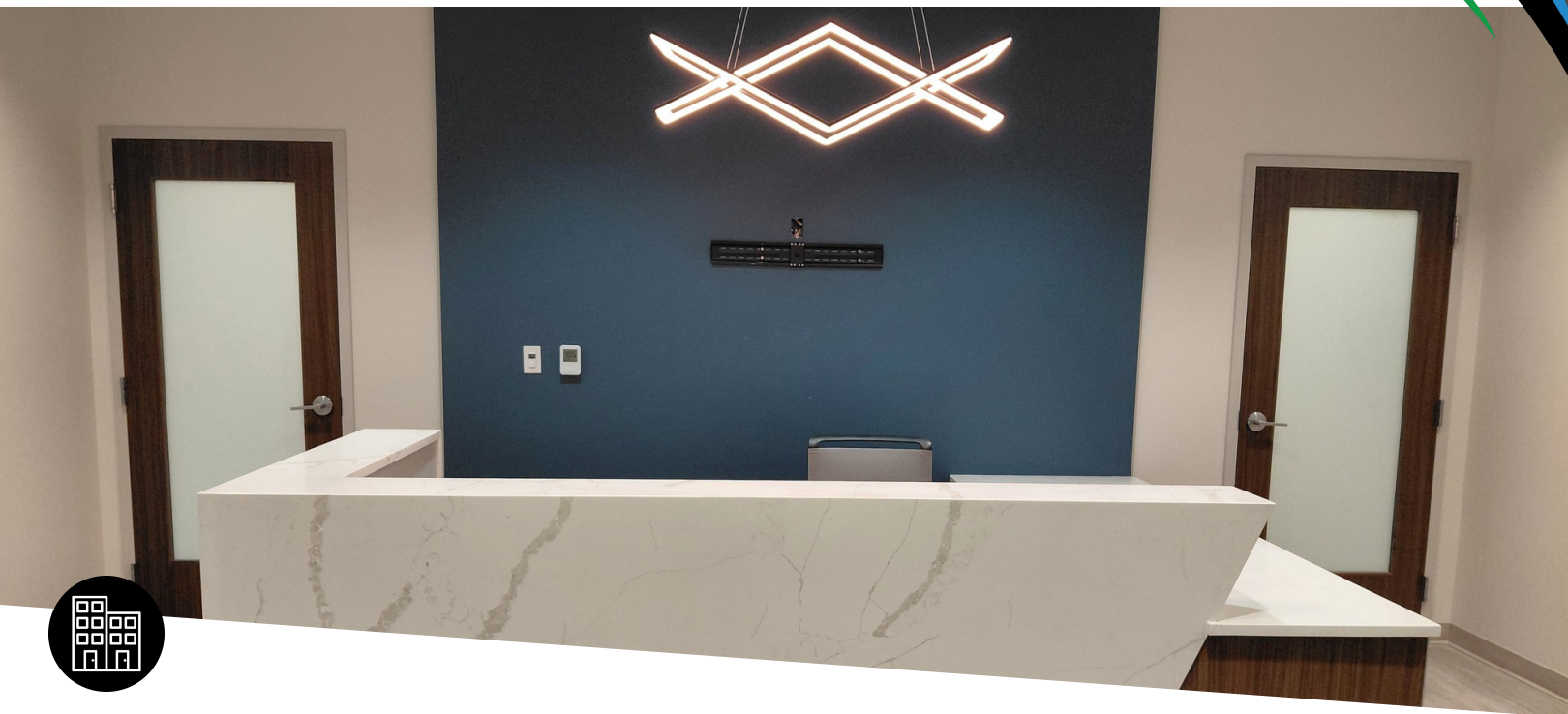




Property Description

Fully Built Out Medical Office available for sale or lease in South Jordan! Great option for many users who will benefit from the medical and dental neighbors in this building!

This smartly designed unit is in great condition is ready for immediate occupancy!

Property Highlights

- 5 Exam rooms
- Procedure room with sterilization area
- Large reception area
- Secondary access directly from parking
- Association dues include most utilities (\$6.07 / RSF / YR)
- Sale / Lease / Lease with purchase option possible!

Offering Summary

Sale Price	\$1,300,000
Lease Rate	\$27.00 / RSF NNN
Condo Rentable SF	3,555 RSF
Condo Usable SF	3,064 USF
Total CAM Charges (2025)	\$33,345 (9.38 /RSF)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,937	36,558	88,328
Total Population	16,961	116,161	274,964
Average HH Income	\$177,433	\$146,085	\$129,421





OFFICE BUILDING FOR SALE

FULLY BUILT OUT MEDICAL CONDO

10654 S River Heights Drive Unit 130, South Jordan, UT 84095



MATT HARTMAN
385.394.6108
hartmancre@gmail.com

ANDY EVANS
801.518.9819
andyevansre@gmail.com





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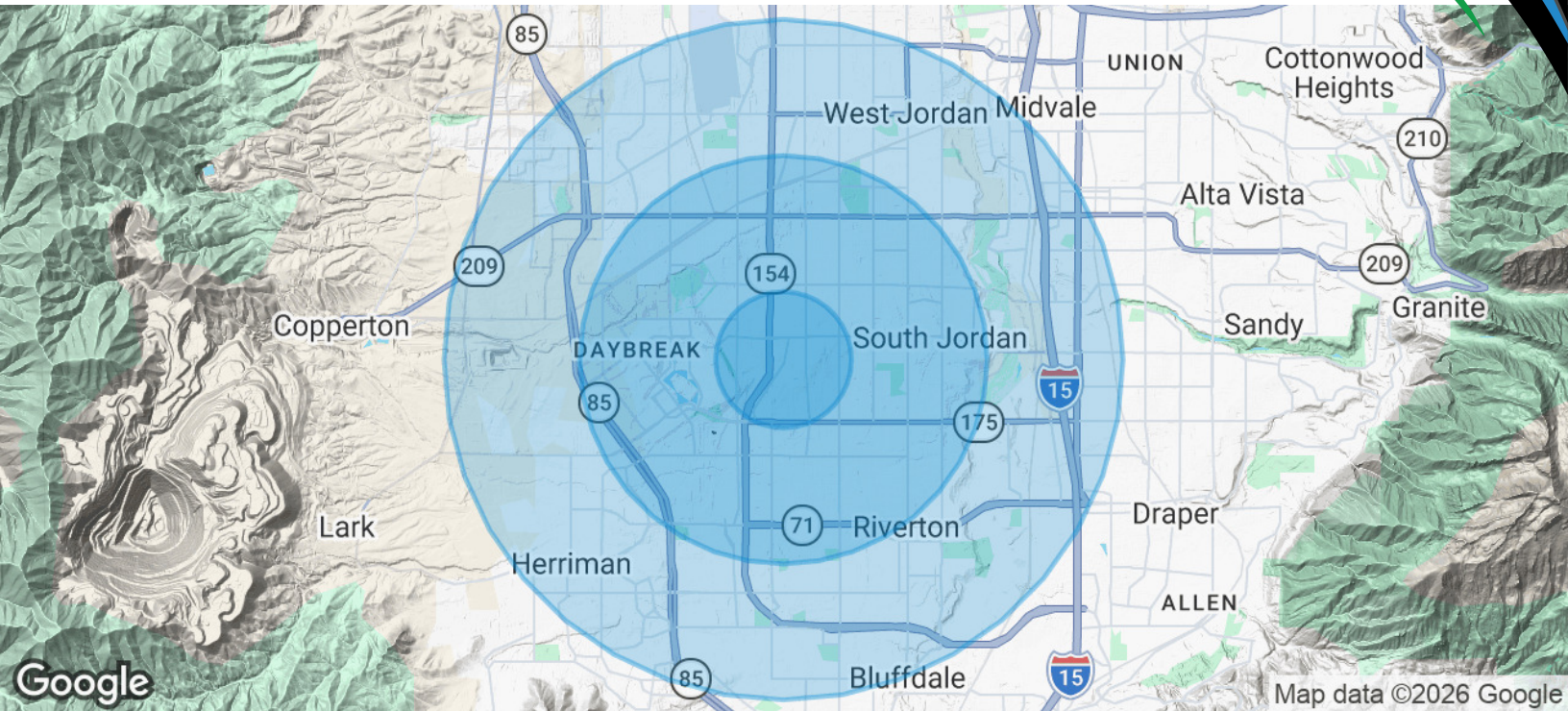




OFFICE BUILDING FOR SALE

FULLY BUILT OUT MEDICAL CONDO

10654 S River Heights Drive Unit 130, South Jordan, UT 84095



Population

	1 Mile	3 Miles	5 Miles
Total Population	16,961	116,161	274,964
Average Age	36.0	36.4	34.7
Average Age (Male)	36.3	36.0	34.1
Average Age (Female)	34.8	36.3	34.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,937	36,558	88,328
# of Persons per HH	3.4	3.2	3.1
Average HH Income	\$177,433	\$146,085	\$129,421
Average House Value	\$672,996	\$592,046	\$551,453

2023 American Community Survey (ACS)

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