

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



10983

REDWOOD ROAD
SOUTH JORDAN, UTAH

8 RETAIL UNITS FOR LEASE IN HIGH TRAFFIC LOCATION

PROPERTY SUMMARY

PROPERTY INFORMATION

| | |
|------------------|--------------------------------------|
| Property Address | 10983 Redwood Rd South Jordan, UT |
| Available Units | 8 |
| Unit Size | 1,311 SF to 11,224 SF |
| Price Per SF | \$37-\$47/SF/YR |
| CAM Fees | \$6.75/SF/YR |
| Lease Type | NNN |
| Zoning | C-C |
| Year Built | Delivering 2026 |



PROPERTY OVERVIEW

Experience an exceptional commercial opportunity in one of South Jordan's most desirable locations with this 8-unit retail and office strip situated at 10983 South Redwood Road.

Strategically positioned along a major traffic corridor, the property offers outstanding visibility, steady traffic flow, and convenient access for both tenants and their customers.

This location features eight versatile commercial units ranging from 1,311 to 11,224 square feet, ideal for retail, office, service, and specialty users.

Two units include a high-demand drive-thru, expanding possibilities for food, beverage, and quick-service concepts. Units may be combined to serve individual business needs.

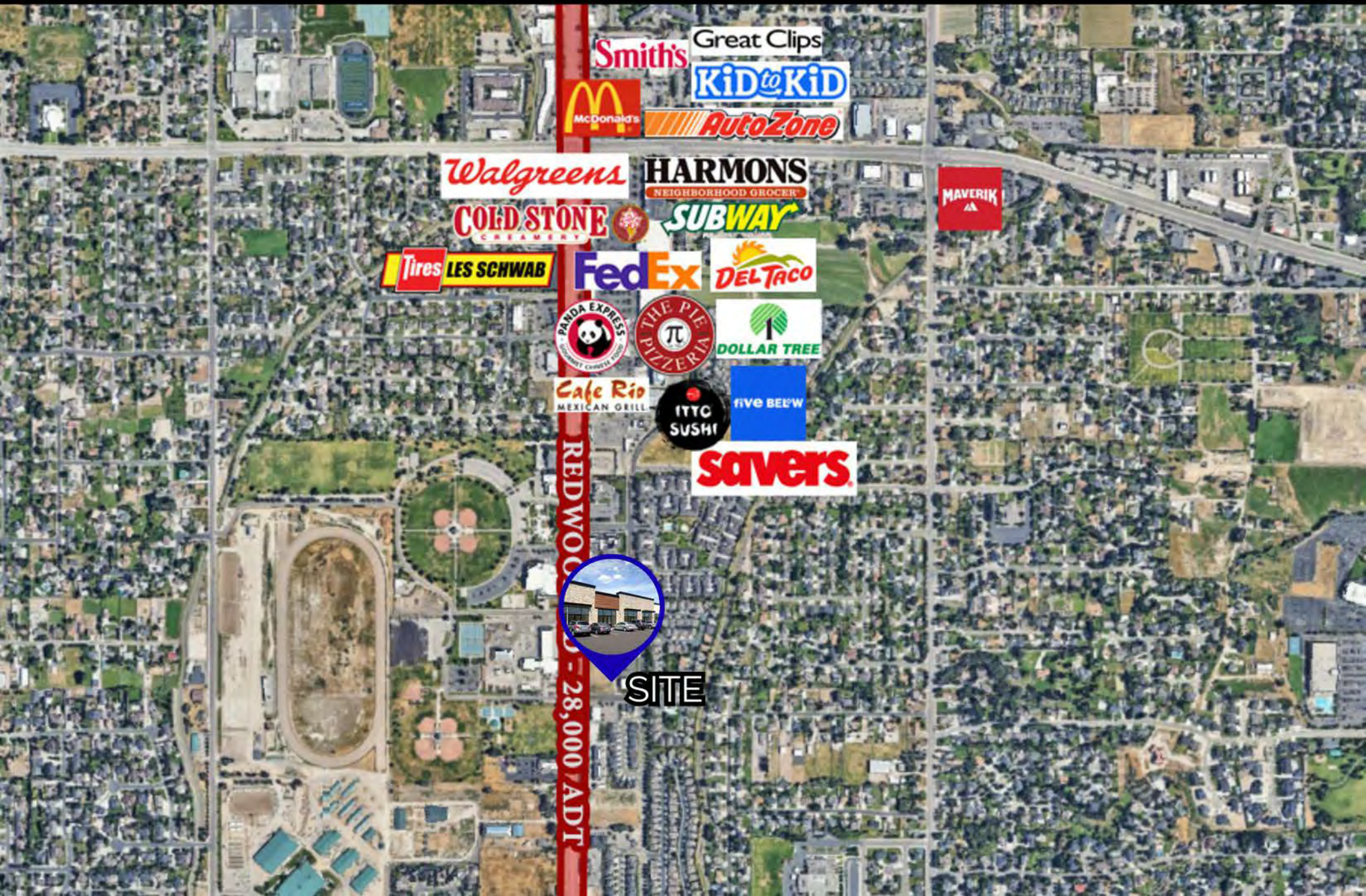
Surrounded by established neighborhoods, thriving businesses, and ongoing growth, this location places tenants in one of South Jordan's most desirable and fastest-expanding commercial zones.

With flexible unit sizes and a high-profile address, this property is perfectly positioned to attract long-term tenants and support a wide variety of uses.



10983

REDWOOD ROAD



REDWOOD ROAD - 28,000 ADT

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REDWOOD ROAD

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28,000 ADT



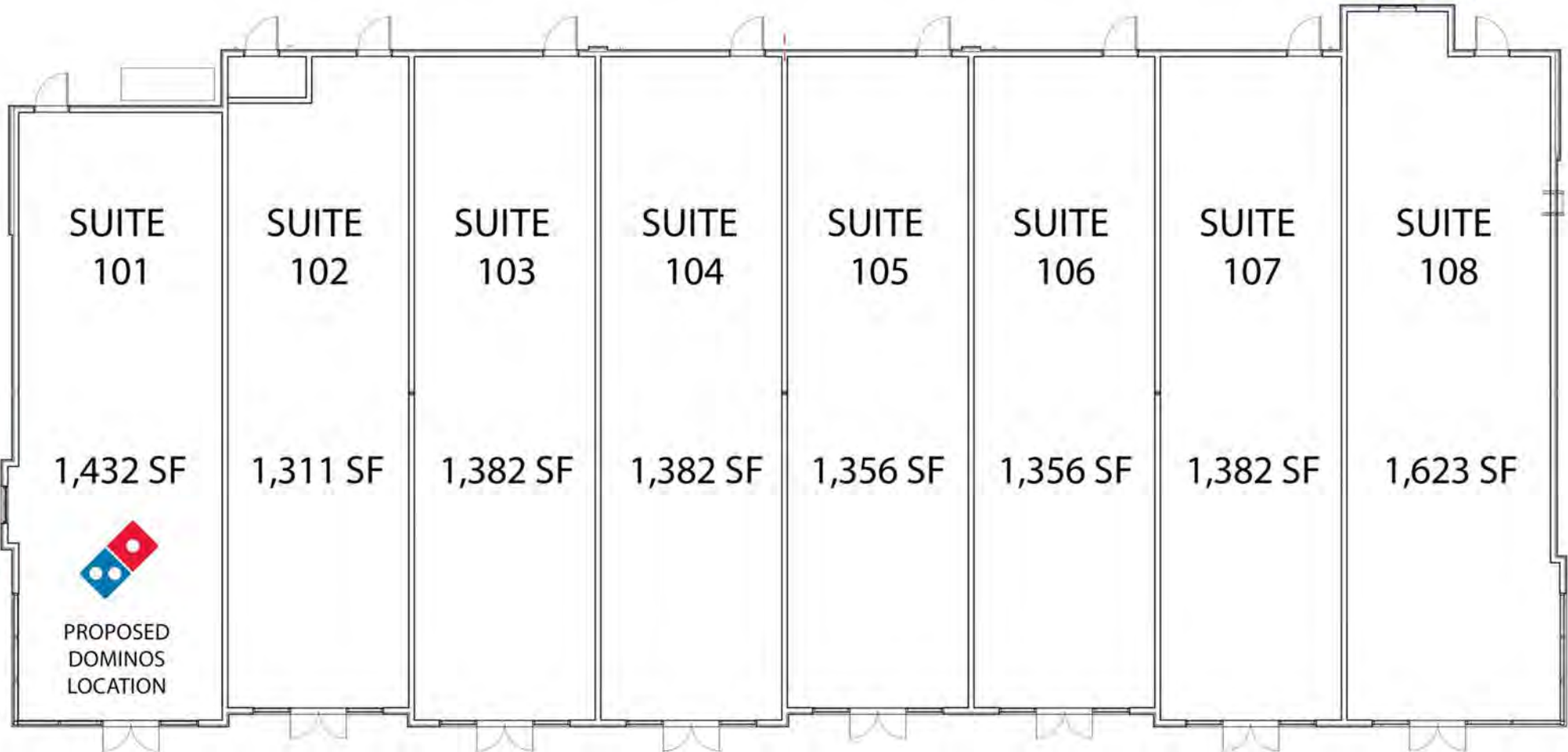
11010 SOUTH

10983

REDWOOD ROAD

DRIVE-THRU 2

DRIVE-THRU 1



C-C ZONING USE

PERMITTED USE

- Arts & Recreation
- Daycare
- Financial Institution
- General Retail
- Instruction & Training
- Medical/dental Office or Clinic
- Offices
- Personal Services
- Professional Services
- Restaurant
- Utility Services

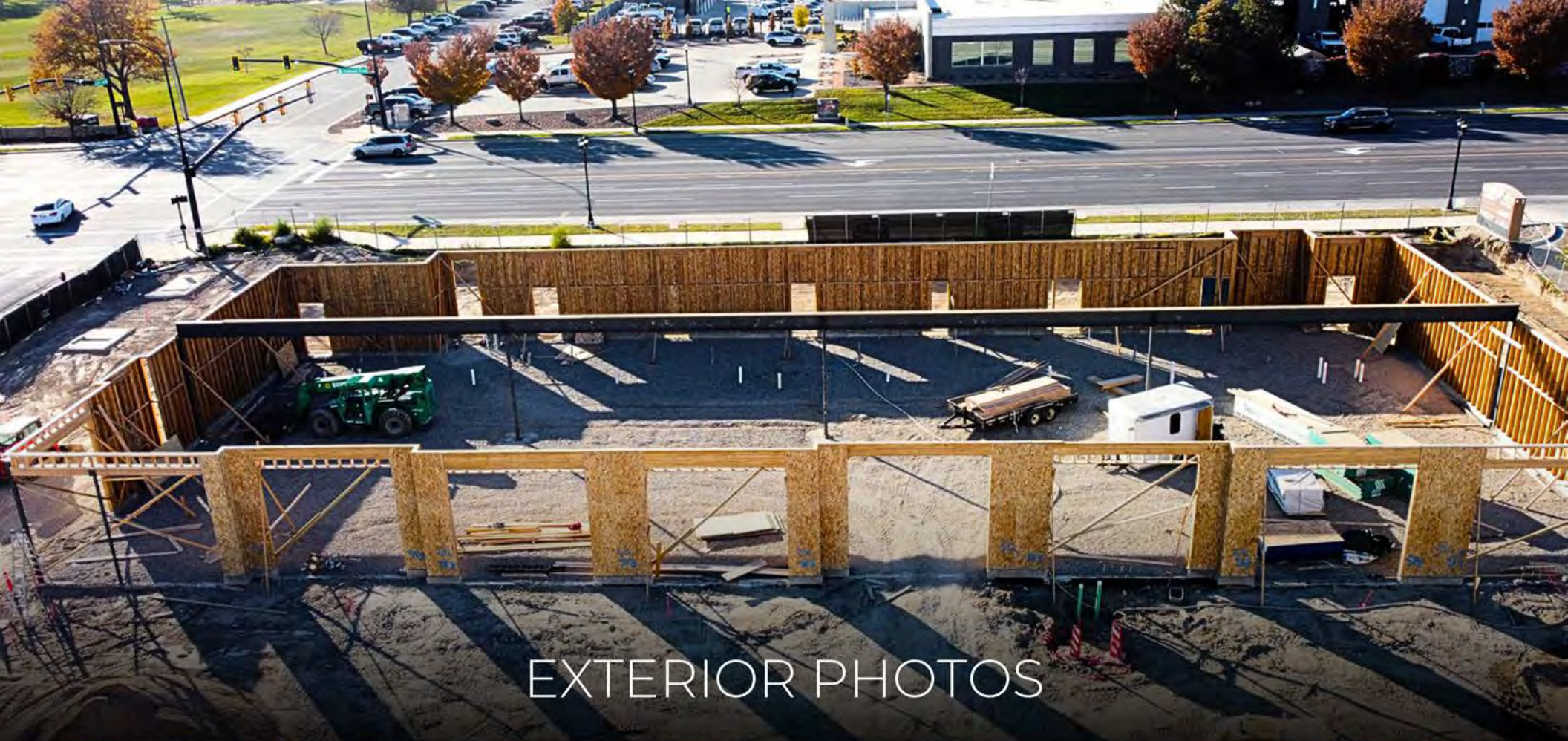
CONDITIONAL USE

- 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







MARKET DEMOGRAPHICS

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.

Residents enjoy a balance of suburban comfort and urban convenience, supported by high-end retail, dining, and abundant recreational amenities. With its steady population growth, educated workforce, and strong community pride, South Jordan continues to stand out as one of Utah's most desirable and dynamic markets for both residents and investors.

| SUMMARY | 2 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|----------------------------|---------------|---------------|----------------|
| Population | 41,823 | 318,652 | 901,839 |
| 2029 Population Projection | 42,312 | 320,424 | 911,620 |
| Total Households | 13,877 | 103,967 | 294,970 |
| Avg Household Income | \$124,210 | \$113,737 | \$110,233 |
| Median Age | 38 | 35.3 | 34.8 |
| Total Consumer Spending | \$585.3M | \$4.2B | \$11.5B |



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.





kwCOMMERCIAL

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