

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT



RETAIL CONDO FOR LEASE
1066 SOUTH JORDAN PWKY
— SOUTH JORDAN, UTAH —
3,348 SF END UNIT WITH DRIVE-THRU



PROPERTY SUMMARY

Property Address	1066 SOUTH JORDAN PKWY SOUTH JORDAN, UT
Lease Price	\$40/SF/YR
Total SF	3,348 SF
Monthly Rent	\$11,160
Lease Type	NNN
Zoning	COMMUNITY COMMERCIAL
Parcel ID	27141820160000

INVESTMENT HIGHLIGHTS

- Prime South Jordan location
- High-income surrounding population
- Broad tenant appeal
- Drive Thru Window
- Prominent corridor exposure
- Owner-user or Investment leasing opportunity
- Frontage to high traffic counts



A High Traffic

Retail Opportunity

This 3,348-square-foot end-cap commercial unit at 1066 W South Jordan Parkway presents a rare opportunity to acquire highly functional retail space in one of Salt Lake County's fastest-growing communities. Located in an established neighborhood shopping center, the property features excellent visibility, abundant natural light, dedicated storefront exposure, and a valuable drive-thru lane—an increasingly sought-after amenity for restaurants, coffee concepts, pharmacies, medical users, and other service-oriented businesses.

The interior includes four private offices, a restroom, and an efficient layout that can accommodate a variety of retail, medical, wellness, professional office, or service uses. Its flexible floor plan allows owner-users and investors to adapt the space to meet evolving business needs while maintaining efficient occupancy costs.

Positioned along South Jordan Parkway with strong traffic counts, convenient access, and affluent surrounding demographics, the property benefits from South Jordan's continued population growth, high household incomes, and limited retail vacancy. Combined with its highly desirable end-unit location, drive-thru capability, flexible configuration, and long-term leasing appeal, this property represents an exceptional investment opportunity with significant upside potential.

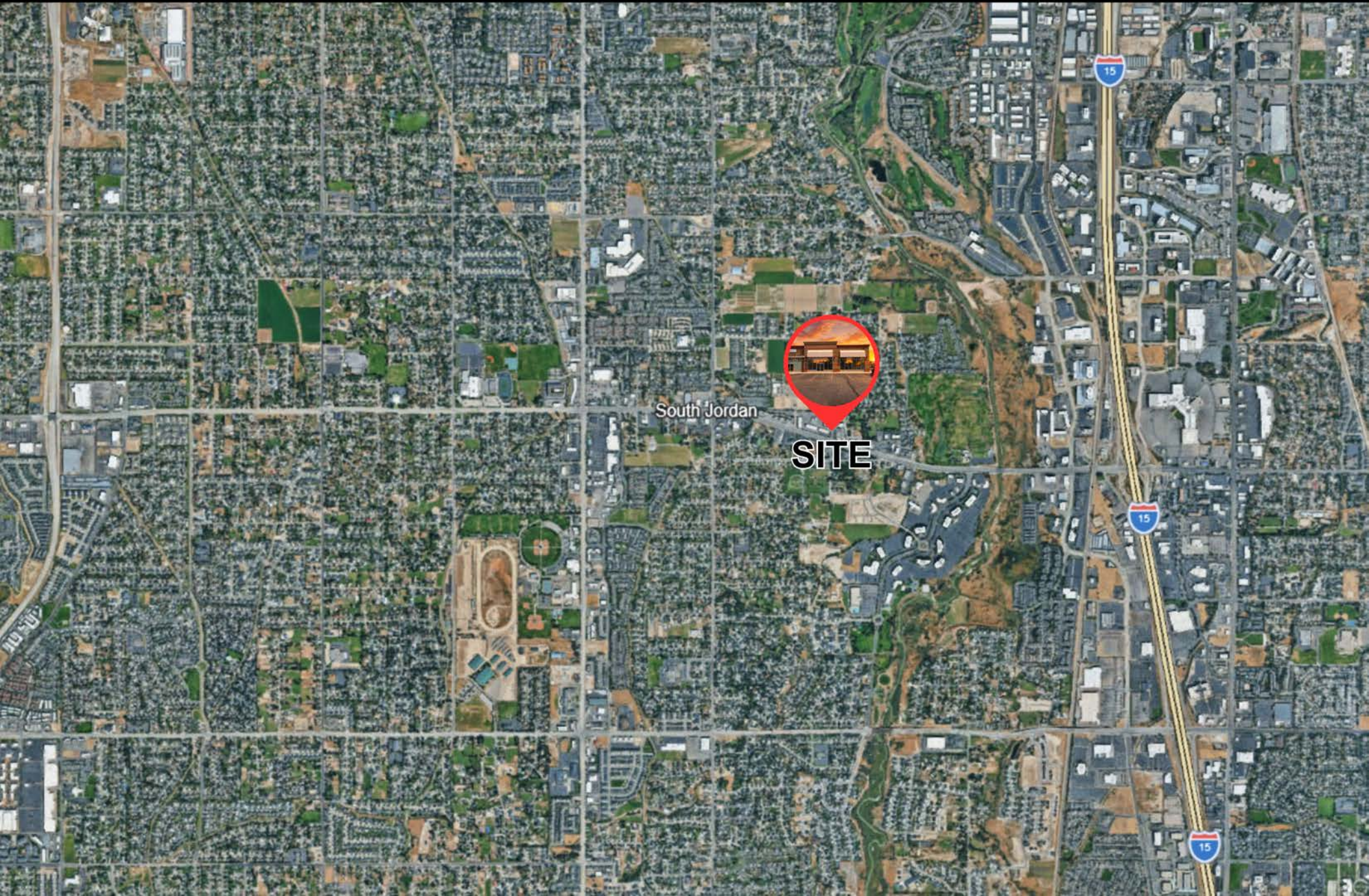
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Strong Consumer Base

Driving Commercial Demand

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Population	41,823	318,652	901,839
2030 Projection	42,312	320,424	911,620
Avg HH Income	\$124,210	\$113,737	\$110,233
Consumer Spending	\$585.3M	\$4.2B	\$11.5B

WHAT THIS MEANS FOR BUSINESSES

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.

Current Zoning:

Community Commercial Zoning

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







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.





kw COMMERCIAL

kw SOUTH VALLEY
KELLERWILLIAMS. REAL ESTATE

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