

PEAK COLLECTIVE

R E A L E S T A T E

COMMERCIAL | INVESTMENT | DEVELOPMENT



RETAIL CONDO FOR SALE
1086 SOUTH JORDAN PWKY
— SOUTH JORDAN, UTAH —

2,336 SF UNIT IN A HIGH TRAFFIC NEIGHBORHOOD



PROPERTY SUMMARY

Property Address	1086 SOUTH JORDAN PKWY #103, SOUTH JORDAN, UT
Price	\$644,000
Total SF	2,336 SF
Price Per SF	\$275.69
2025 Taxes	\$4,154.48
Monthly CAM Fees	\$200/Mo
Zoning	COMMUNITY COMMERCIAL
Parcel ID	27141820160000

INVESTMENT HIGHLIGHTS

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



A High Traffic

Retail Opportunity

This 2,336-square-foot commercial unit at 1086 W South Jordan Parkway offers an excellent opportunity to acquire well-positioned retail real estate in one of Salt Lake County's most desirable and fast-growing communities. Located in an established strip center next to Bricks & Minifigs, the property benefits from strong visibility, convenient access and a family-oriented customer base.

South Jordan's high household incomes, continued population growth and limited retail vacancy create a favorable environment for both investors and owner-users. The unit's practical size makes it suitable for a wide range of retail, service, wellness, medical or professional concepts while keeping total occupancy costs manageable for prospective tenants.

With prominent exposure along South Jordan Parkway, nearby national and regional retailers, and strong surrounding demographics, the property offers attractive long-term leasing potential and the opportunity for future appreciation. Its combination of location, flexible use, marketable size and potential acquisition basis makes it a compelling commercial investment.

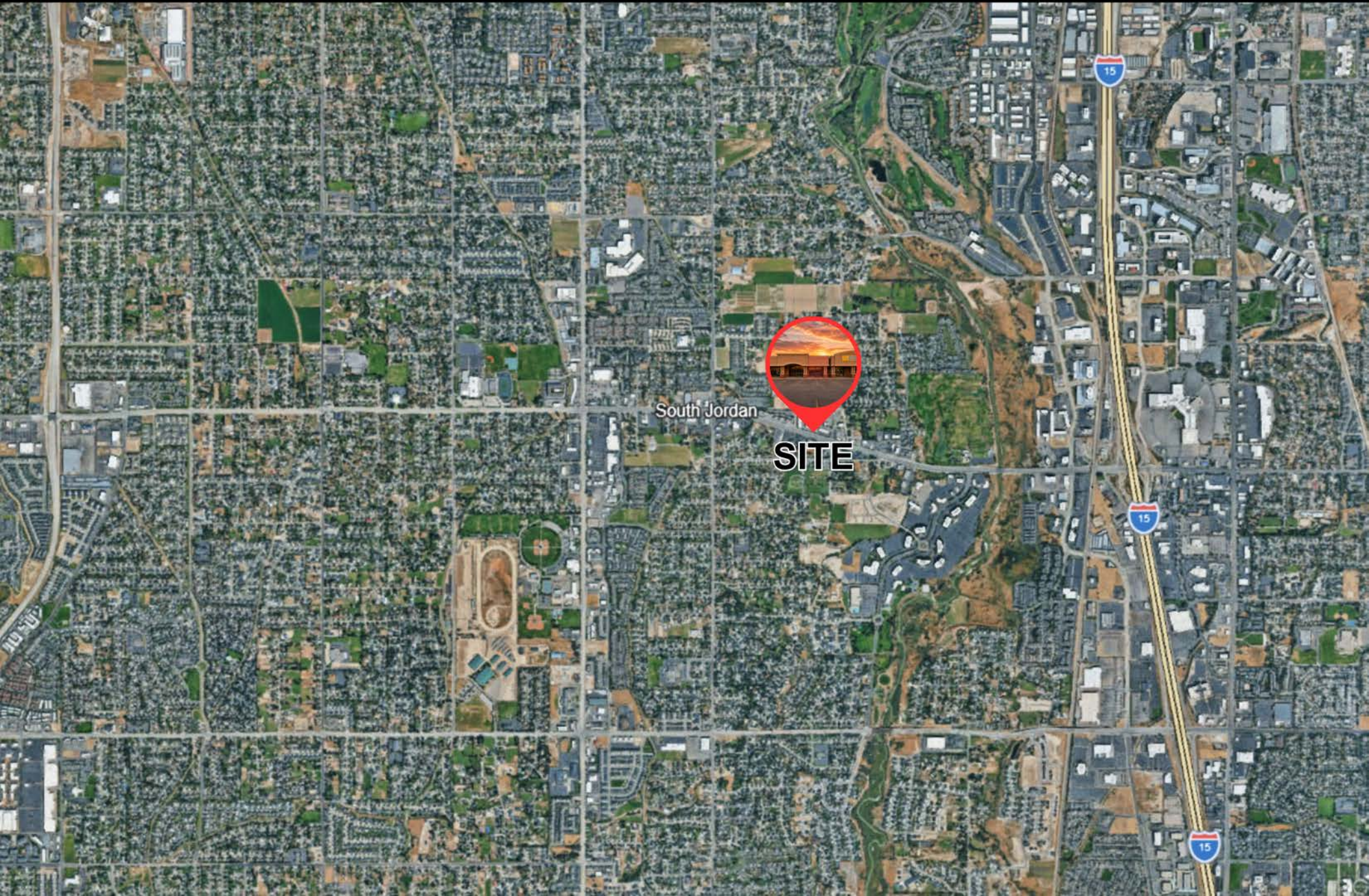
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Strong Consumer Base

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





INTERIOR PHOTOS







INTERIOR PHOTOS





INTERIOR 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

Kody M. Watts

Commercial Real Estate Broker

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801-948-3783



www.Peak-CRE.com



Kody@PeakCollectiveGroup.com

