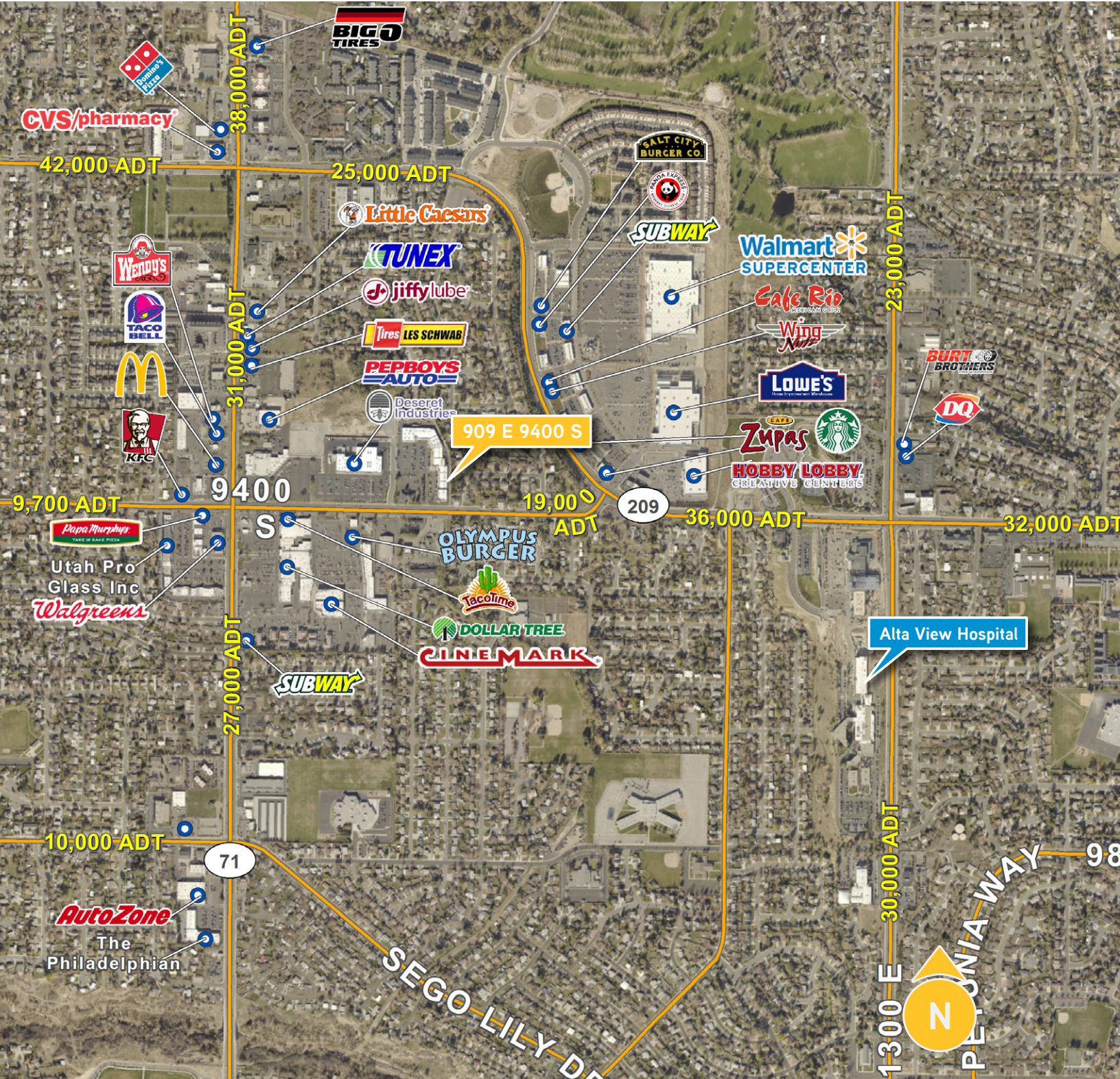


FOR SALE OR LEASE

Sandy Medical/Retail/Office

909 EAST 9400 SOUTH, SANDY, UTAH



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909 EAST 9400 SOUTH, SANDY, UTAH



\$1,543,395
TOTAL SPACE-6,100 SF

SUITE 909A-4,100 SF
SALE PRICE **\$1,153,395**
LEASE PRICE **\$17.00/SF**
NNN

SUITE 909B-2,053 SF
(SHELL CONDITION)
SALE PRICE **\$390,000**
LEASE PRICE **\$12.00/SF**
NNN

Fully built out with Class A medical finishes with open lobby, multiple exam rooms and large break room.

- 1 mile to Alta View Hospital
- Abundant parking
- Potential sale leaseback

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Rusty Lugo
+1 801 947 8377
rusty.lugo@colliers.com

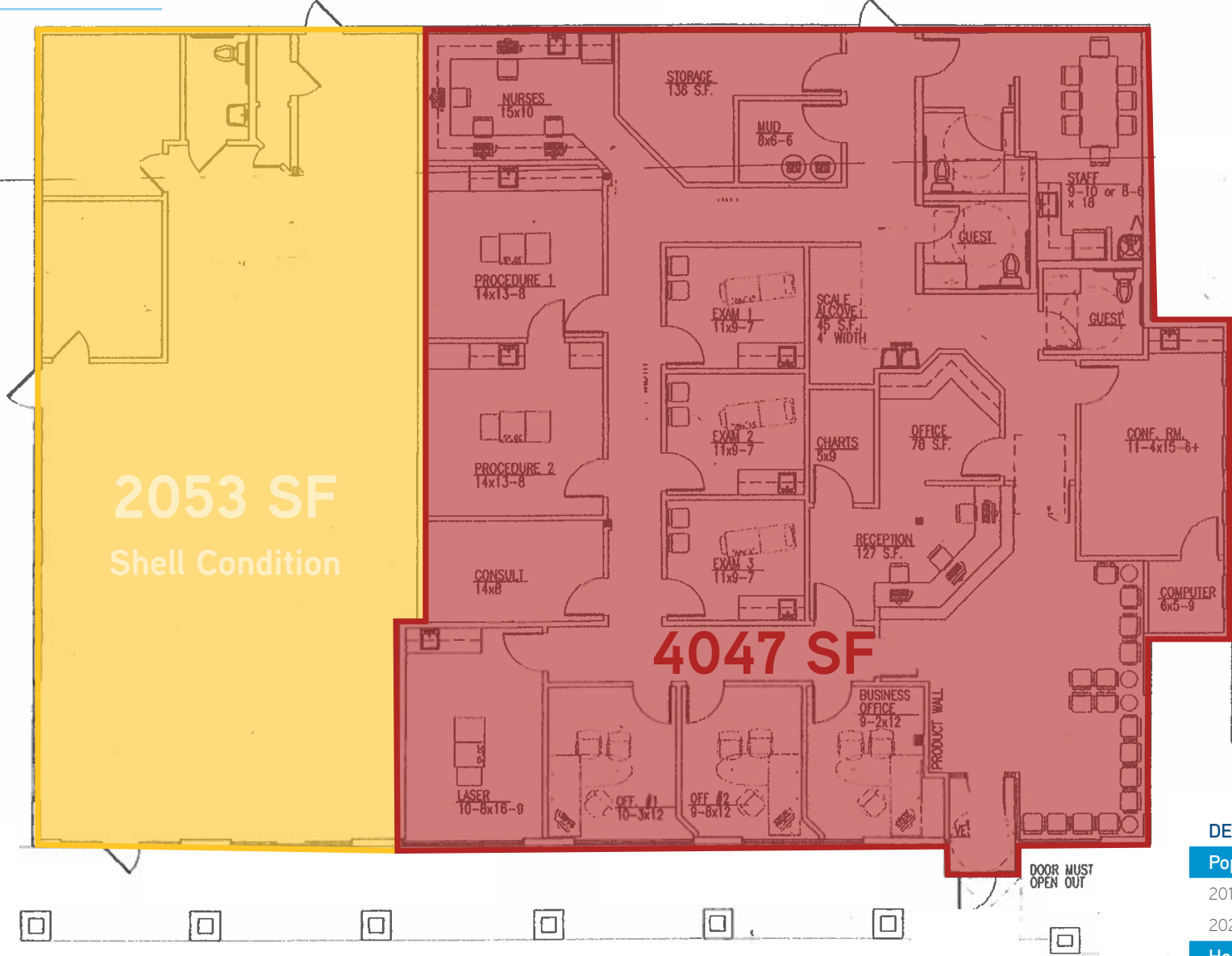
Colliers International
6550 S Millrock Dr | Suite 200
Salt Lake City, UT 84121
P: +1 801 947 8300

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Floor Plan



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	15,595	128,225	278,913
2022 Projected	16,536	135,117	294,960
Households			
2017 Estimated	5,214	43,211	94,314
2022 Projected	5,528	45,516	99,652
Income			
2017 Median HHI	\$66,055	\$72,450	\$75,709
2017 Average HHI	\$79,558	\$93,038	\$98,955
2017 Per Capita	\$26,610	\$31,348	\$33,580

Information provided by ESRI Business Analyst



Colliers International
6550 S Millrock Dr | Suite 200
Salt Lake City, UT 84121
P: +1 801 947 8300

