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**PEAK COLLECTIVE**  
REAL ESTATE

**KW COMMERCIAL**

**7817 S Highland Dr. Cottonwood Heights**



**FOR LEASE**

**Retail/Studio Space**

**2,268 SF Studio Space in High-Traffic Neighborhood**

# THE OFFERING



Peak Collective Real Estate with KW Commercial is pleased to present for lease **7817 S Highland Dr. Cottonwood Heights, UT 84121.**

2,268 square foot Studio space located in a desirable high income neighborhood with great visibility on a high-traffic road that sees roughly 30,000 daily drivers.

Ample parking space and minutes from I-215 access. Monthly Rent includes cam fees, water, sewer, & electricity.

# EXECUTIVE SUMMARY & HIGHLIGHTS

## PROPERTY INFORMATION

<b>Property Address</b>	<b>7817 S Highland Dr. Cottonwood Heights, UT 84121</b>
<b>Asset Type</b>	<b>Retail/Office</b>
<b>Building SF</b>	<b>approx. 2,268 SF</b>
<b>Land Size (AC)</b>	<b>.07 AC</b>
<b>Year Built</b>	<b>2002</b>
<b>Lease Type</b>	<b>Full Service</b>
<b>Monthly Rent</b> includes basic utilities, common area maintenance, and hazard insurance (does not include phone, internet or business liability insurance.)	<b>\$3,402</b>
<b>Price Per SF/YR</b>	<b>\$18</b>



# EXECUTIVE SUMMARY

## Property Highlights

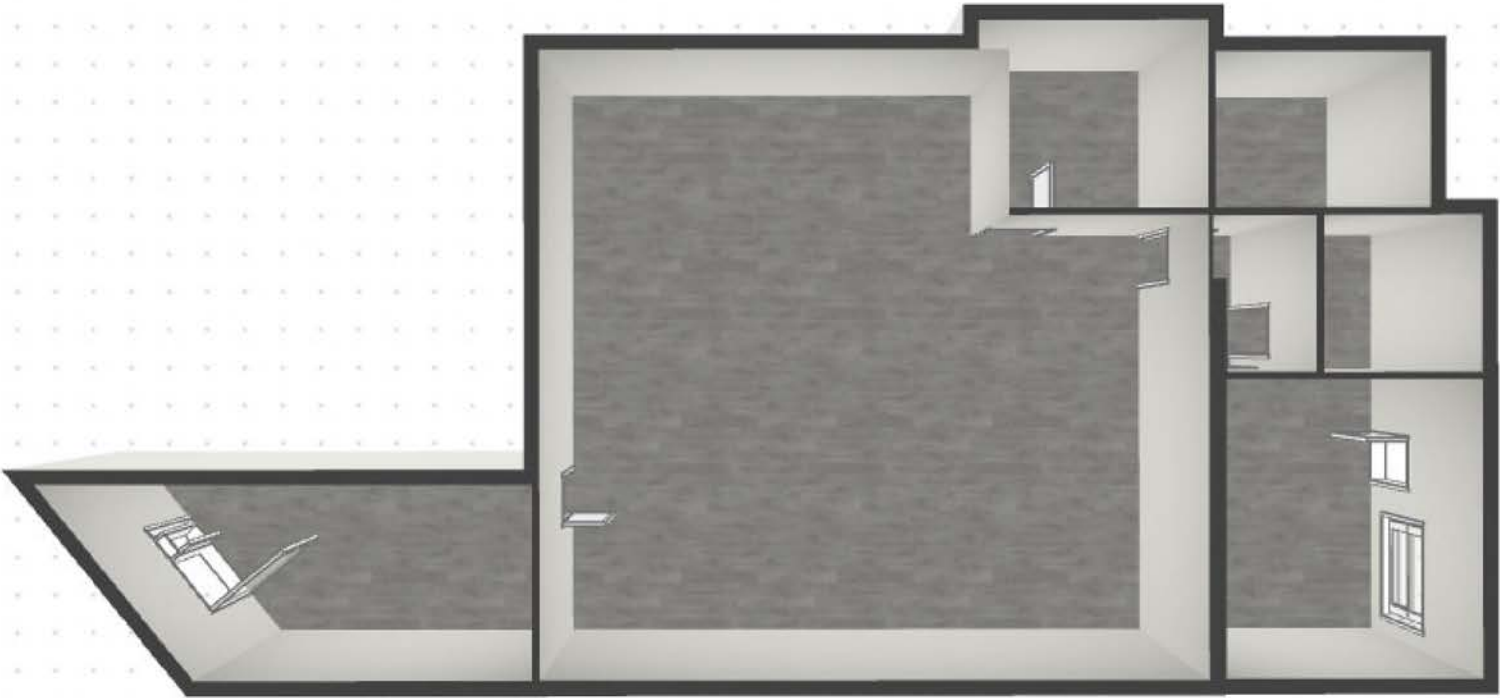
- Retail/Office space in a high-traffic area
- 2,268 SF
- Minutes away from I-215
- Ample parking
- Full Service Lease
- Private bathroom
- Great Visibility on Highland Drive.
- Nearby tenants include TITLE Boxing Club, Herb Rx, Pizza Hut, Leverage Fitness, The Little Gym



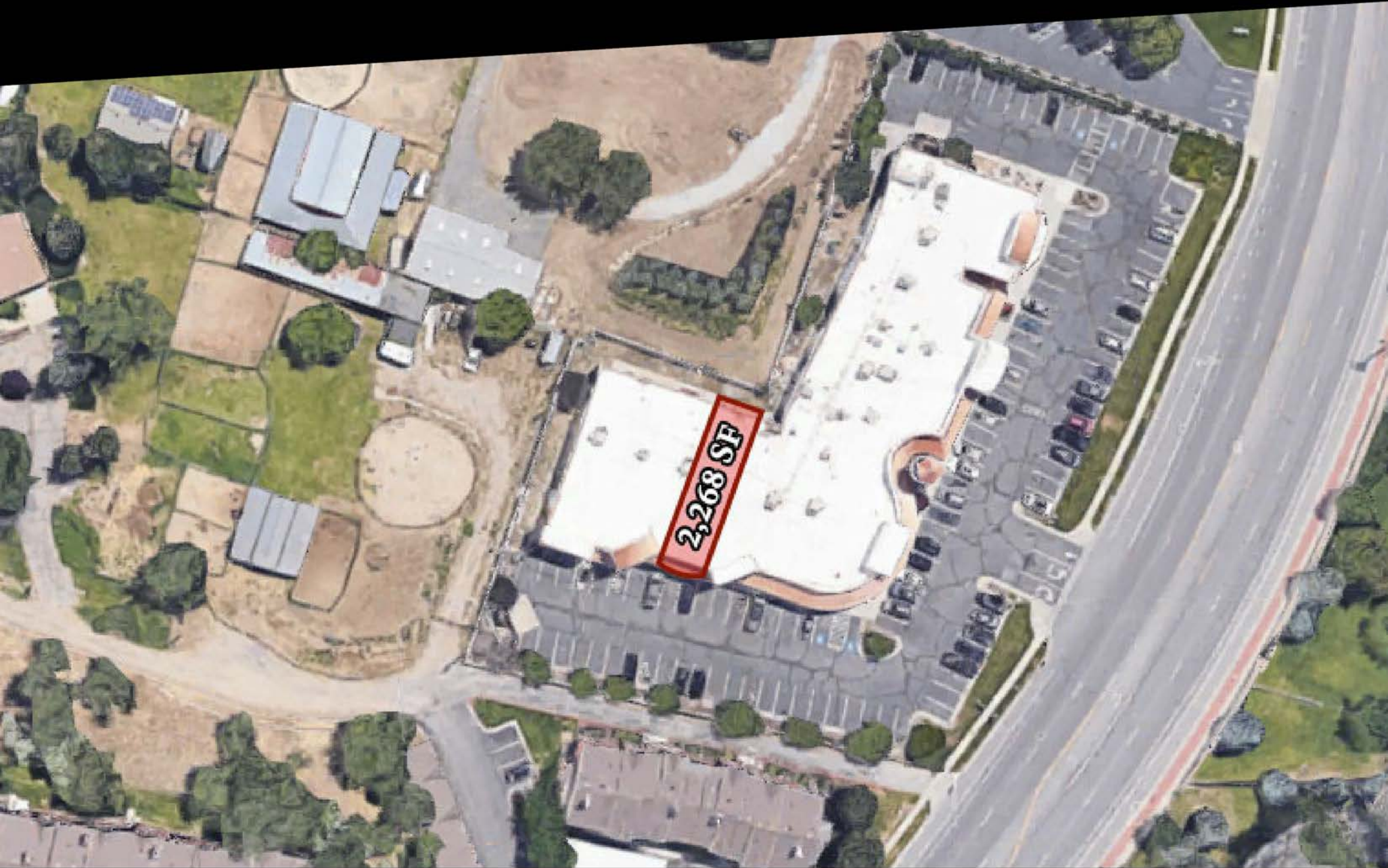
# DEMOGRAPHICS

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>10 Miles</b>
<b>Population</b>	12,664	114,710	210,787
<b>Households</b>	4,432	41,227	74,856
<b>Medium Age</b>	39.20	38.70	36.80
<b>Median HH Income</b>	\$103,796	\$94,795.	\$88,121
<b>Daytime Employees</b>	2,305	41,275	110,460
<b>Population Growth</b>	+0.011%	+1.05%	+3.79%
<b>Household Growth</b>	+0.02%	+1.03%	+3.61%

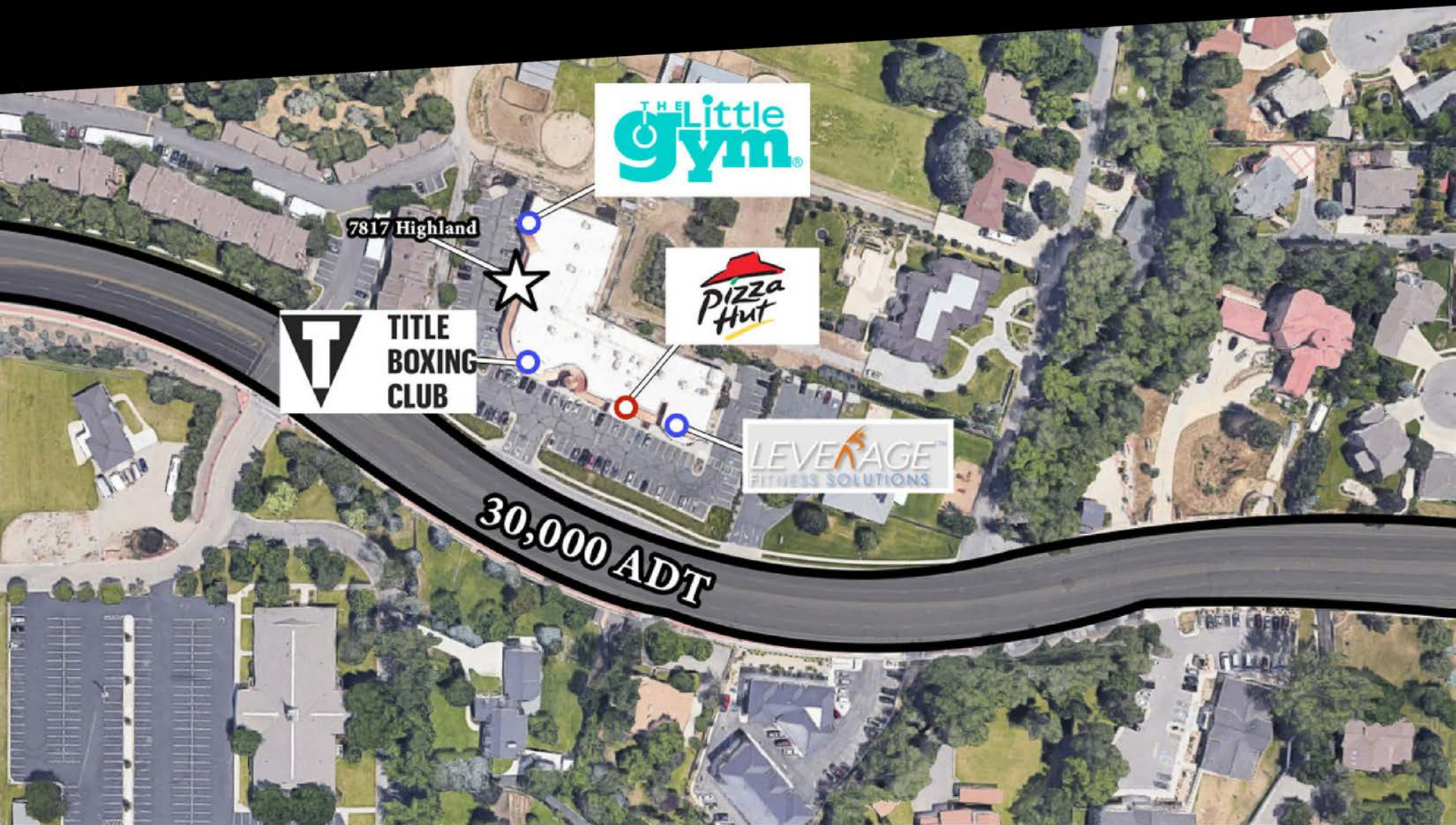
# Floorplan



# PROPERTY MAP



# AREA MAP



THE Little Gym

7817 Highland

T  
TITLE BOXING CLUB

Pizza Hut

LEVERAGE  
FITNESS SOLUTIONS

30,000 ADT

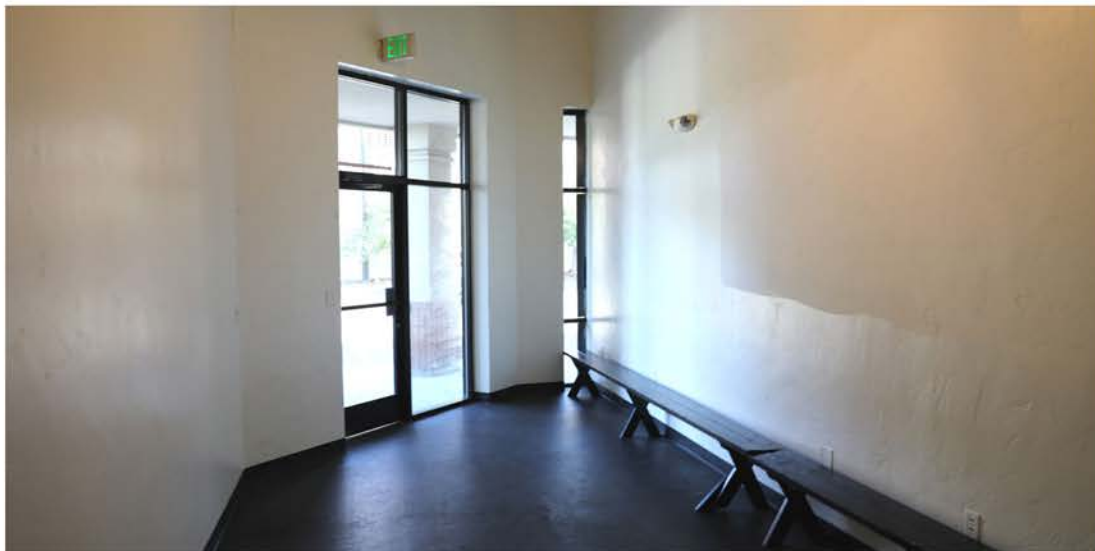
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 7817 S Highland Dr. Cottonwood Heights UT 84121. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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COMMERCIAL DIVISION

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