

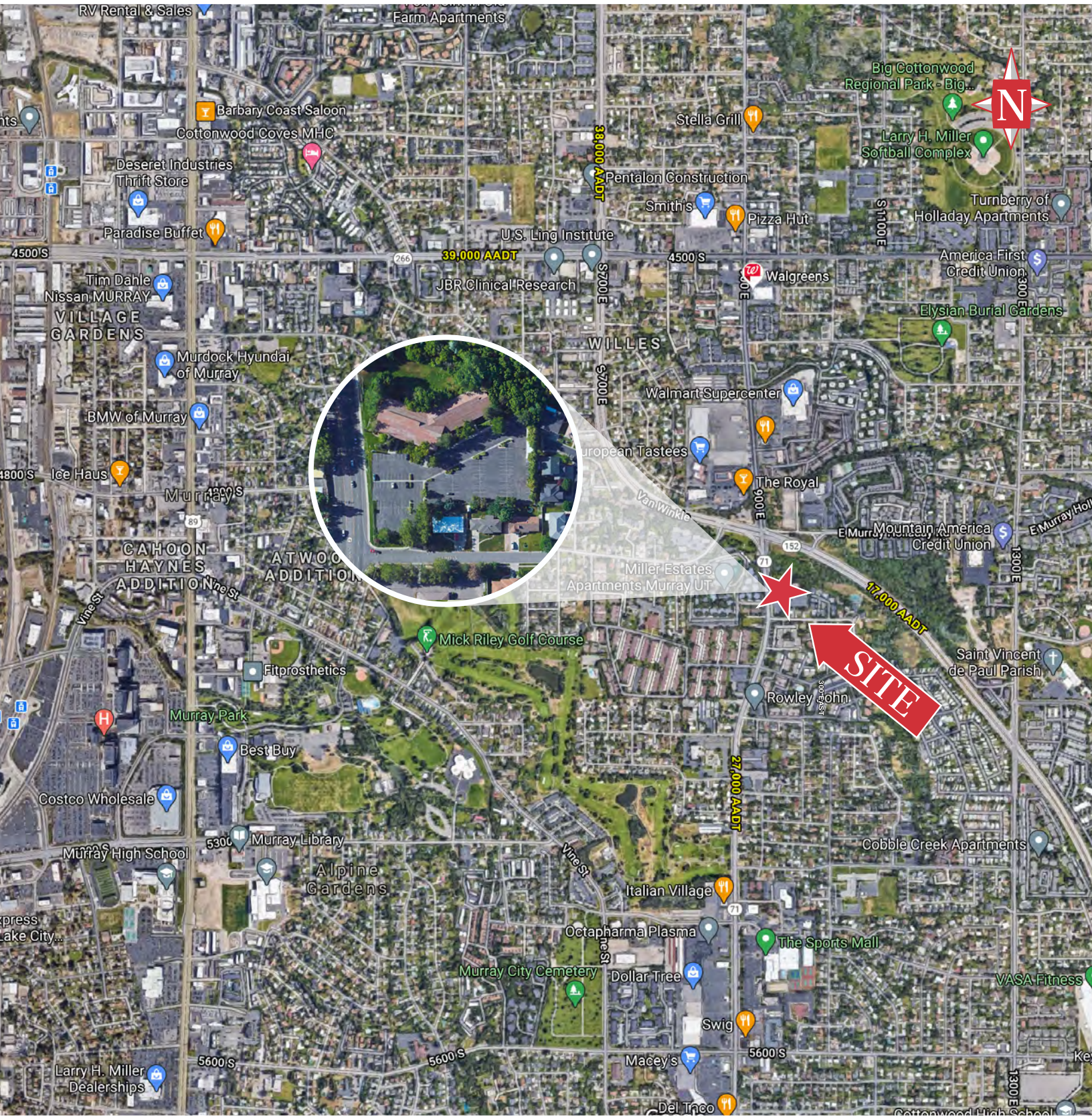
4885 South 900 East, Salt Lake City, UT 84117

OFFICE  
FOR SALE / LEASE

# Spring Terrace Condo

4885 South 900 East, Ste. 208  
Salt Lake City, UT 84117

OFFICE  
FOR SALE  
OR LEASE



## PROPERTY INFORMATION

- > 4,065 RSF
- > Sales Price: \$569,000.00
- > Lease Rate: \$15.00 PSF Modified Gross
- > Tenant responsible for janitorial expenses
- > Building Size: 14,350 RSF
- > Parking: 3.5/1,000 SF
- > Located right off Van Winkle and 900 E
- > Access to the common area amenities:  
Racquetball court, weight room, cardio room, locker room

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 EST	17,471	139,034	352,429
2025 EST	18,654	147,737	375,318
HOUSEHOLDS			
2020 EST	8,205	58,275	140,468
2025 EST	8,765	62,038	149,815
INCOME			
2020 AVG	\$85,977	\$94,451	\$99,267
2020 MED	\$63,249	\$68,318	\$73,010

Source: Sites USA 2020

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