



# Towne Ridge Retail Center

**9680 & 9710 S. STATE ST.  
SANDY, UT 84070**

## For Lease

- Excellent exposure and access, located in the heart of Sandy
- 600,000 SF Class A office park
- Lease rate:
  - Mid to high \$30's for interior spaces
  - \$39 for end cap spaces
  - Low \$40's for remaining drive through space
- 1,800–6,900 SF spaces available
- Available drive through on building C (9710 S. State St.)
- Outdoor patios on both buildings
- Net zero energy efficient buildings
- Generous improvement allowances
- Approximately 5,000 employees on site
- Close proximity to Rio Tinto Stadium, The Shops at South Town and Hale Center Theatre
- Hale Center Theatre had 655,000 visitors in 2018
- Across from Jordan High School

## Population

	1 Mile	3 Miles	5 Miles
2021 Estimated Population	11,476	128,967	321,690
2026 Projected Population	13,026	139,124	345,577
2021 Est. Daytime Population	19,491	139,813	330,768

## Households

2021 Estimated Households	3,891	44,409	107,038
2026 Projected Households	4,413	47,916	114,967

## Income

2021 Est. Average HH Income	\$86,363	\$98,789	\$111,650
2021 Est. Median HH Income	\$77,673	\$84,688	\$91,866
2021 Est. Per Capita Income	\$29,518	\$33,868	\$37,253

Source: Esri Business Analyst

*For information, please contact:*

### Tony Coop

Director

t 801-578-5528

tony.coop@nmrk.com

### Jesse Raddon

President

t 801-576-1553

jesse@raddondevelopment.com

### Race Raddon

Vice President

t 801-588-9574

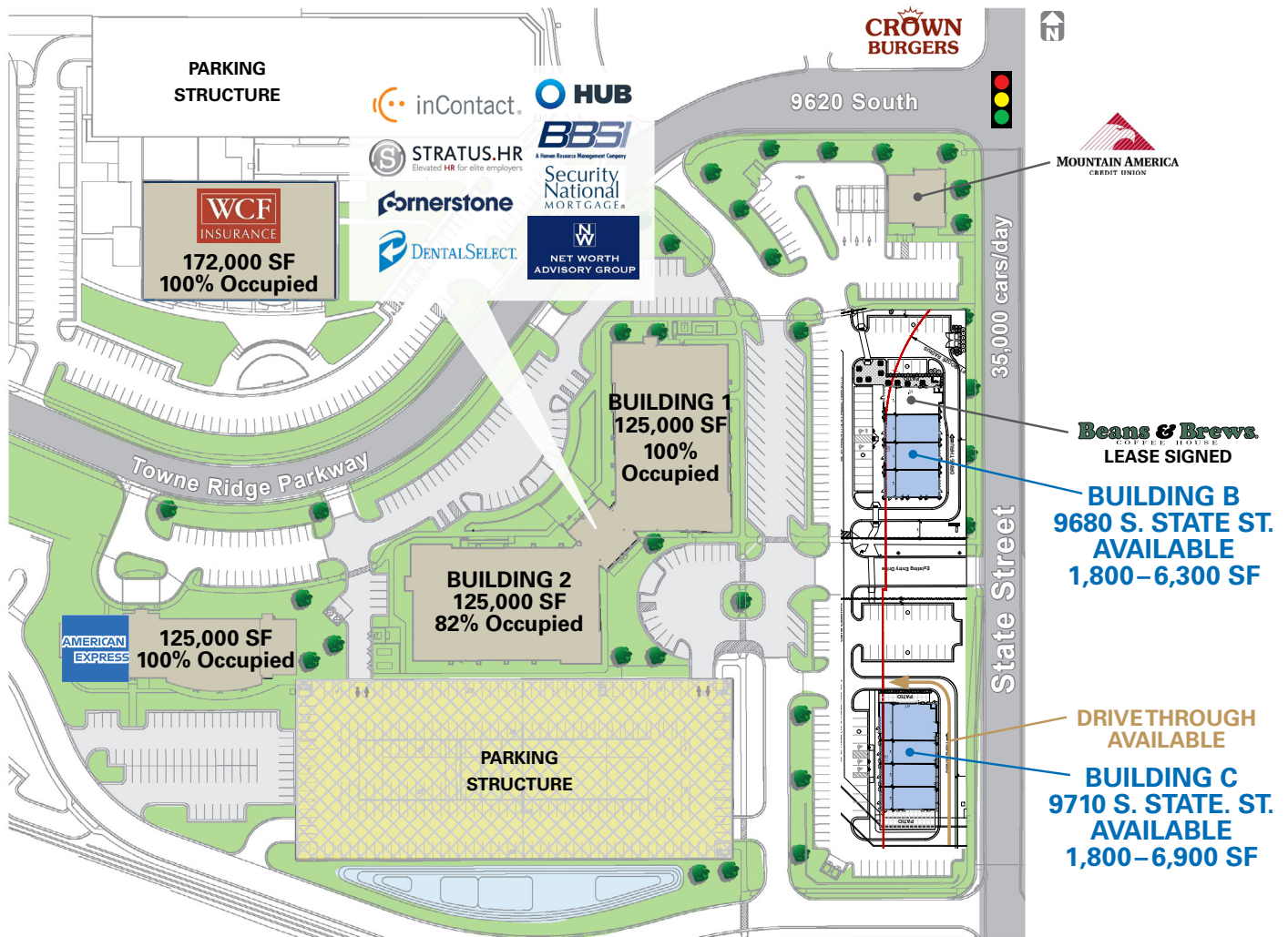
race@raddondevelopment.com

[nmrk.com](http://nmrk.com)

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