



FOR SALE

10808 & 10888 S. Frontage Road South Jordan, UT

Office/Showroom with I-15 frontage and exceptional visibility

Property Highlights

- 30,998 SF total across two buildings
- Buildings available together or separately
- 70+ private offices with office/showroom functionality
- 4.0/1,000 parking ratio
- C-F zoning in South Jordan
- 390' frontage along 300 W / Frontage Road
- Strong I-15 visibility with $\pm 203,000$ ADT
- Existing I-15 pylon signage
- Surrounded by established auto dealerships

Demographics - Within a 5-mile radius



Population

296,107



Median Household Income

\$150,053



2029 Projected Population

297,177



Average Household Income

\$113,950



Daytime Population

293,624



Median Age

35.2

Asking Price:

**North
Building: \$3,900,000.00**

10808 S Frontage Road | 15,201 SF

**South
Building: \$3,980,000.00**

10888 S Frontage Road | 15,797 SF

CONTACT

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Property Site Plan

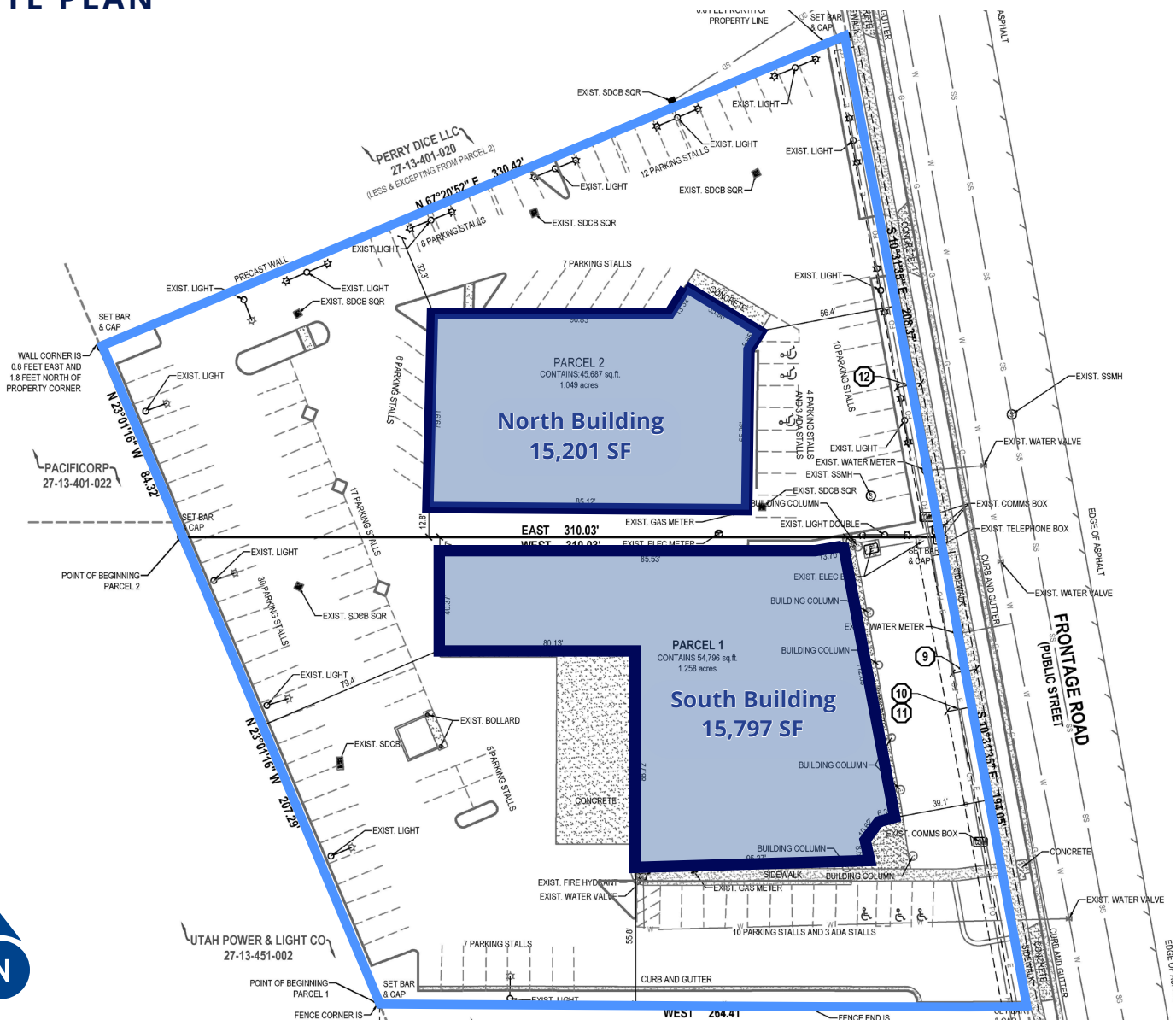
10808 & 10888 S Frontage Road | South Jordan, Utah



PROPERTY HIGHLIGHTS

Located at 10808 & 10888 S Frontage Road in South Jordan, this two-building property totals 30,998 SF across approximately 2.31 acres. The North Building is a two-story, 15,201 SF structure, while the South Building is a single-story, 15,797 SF layout. The property includes 70+ private offices, 4/1,000 parking, and C-F zoning. With 390 feet of frontage along 300 W, strong visibility to I-15 (203,000 ADT, UDOT 2024), and an existing pylon sign, the site offers excellent exposure. Surrounded by established car dealerships, including Honda World, this is a strong opportunity for automotive or related users to benefit from existing traffic and co-tenancy.

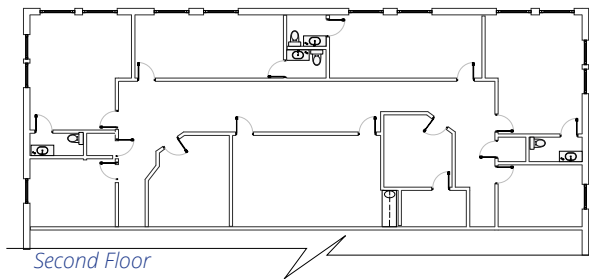
SITE PLAN



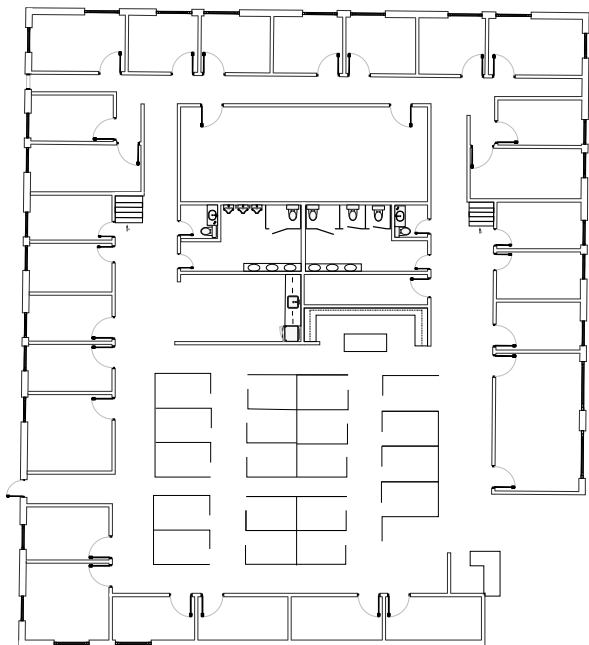


FLOOR PLANS

North Building

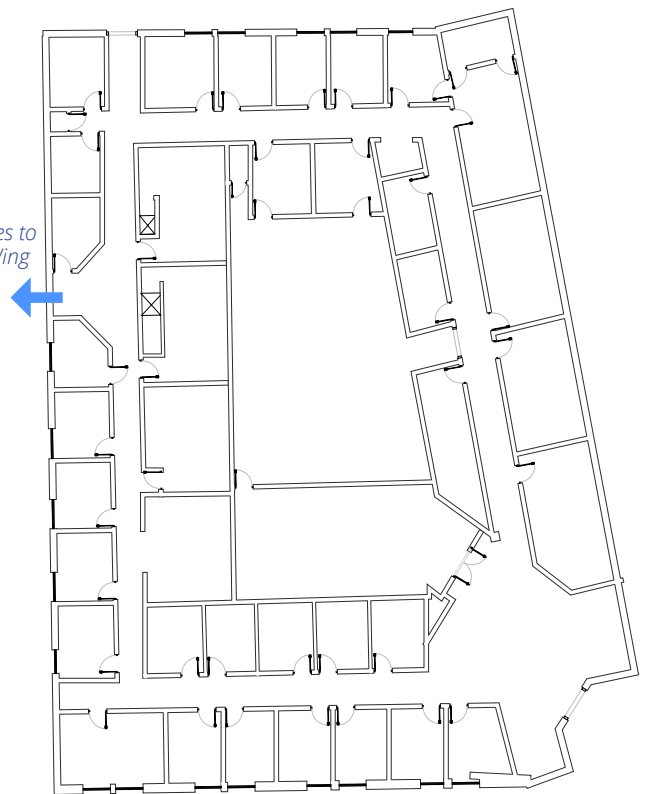


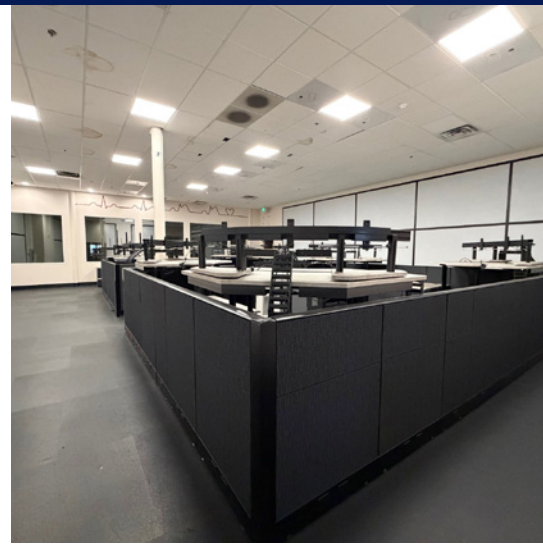
Second Floor

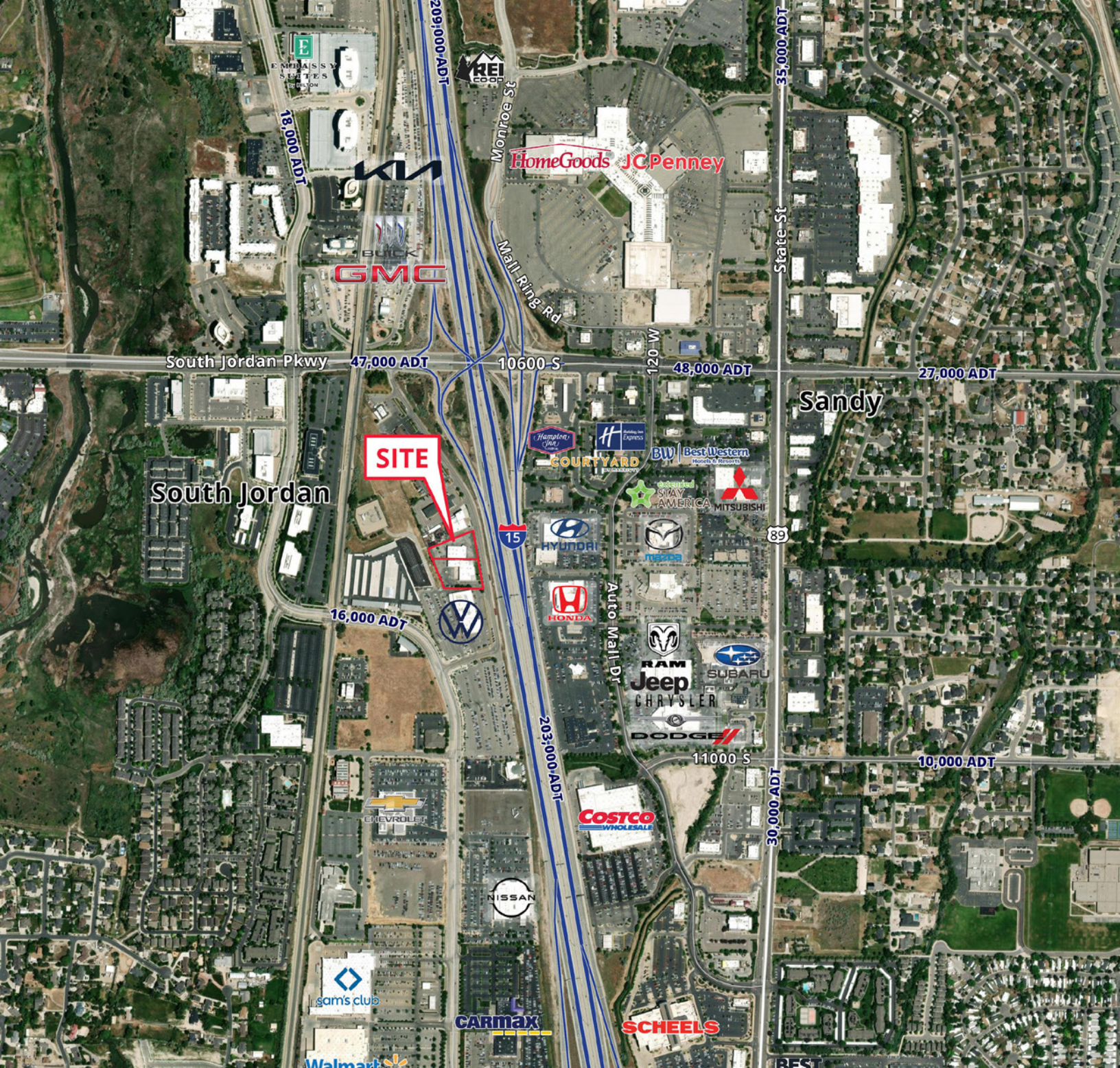


South Building

Continues to
West Wing







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OFFICE FOR SALE

10888 S. 300 W.

South Jordan, UT

I-15 FRONTAGE AND VISIBILITY



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