



**FOR LEASE**

# One Fourteen

11400 South State Street, Sandy, UT

## Property Information

- 1,453 -1,550 SF Available
- Home to Utah's first 220,000 SF Scheels Sporting Goods Location
- Anchored by Scheels
- Great visibility and access from Interstate 15
- Traffic Counts:
  - Interstate 15: 203,000 ADT
  - 11400 South: 31,000 ADT

## Co-Tenants



**SCHEELS**



Asking Price:

# Call for Pricing

## CONTACT US

### Laila Brown

Associate  
+1 801 947 8305  
laila.brown@colliers.com

### Cameron Simonsen

Executive Vice President  
+1 801 453 6824  
cameron.simonsen@colliers.com

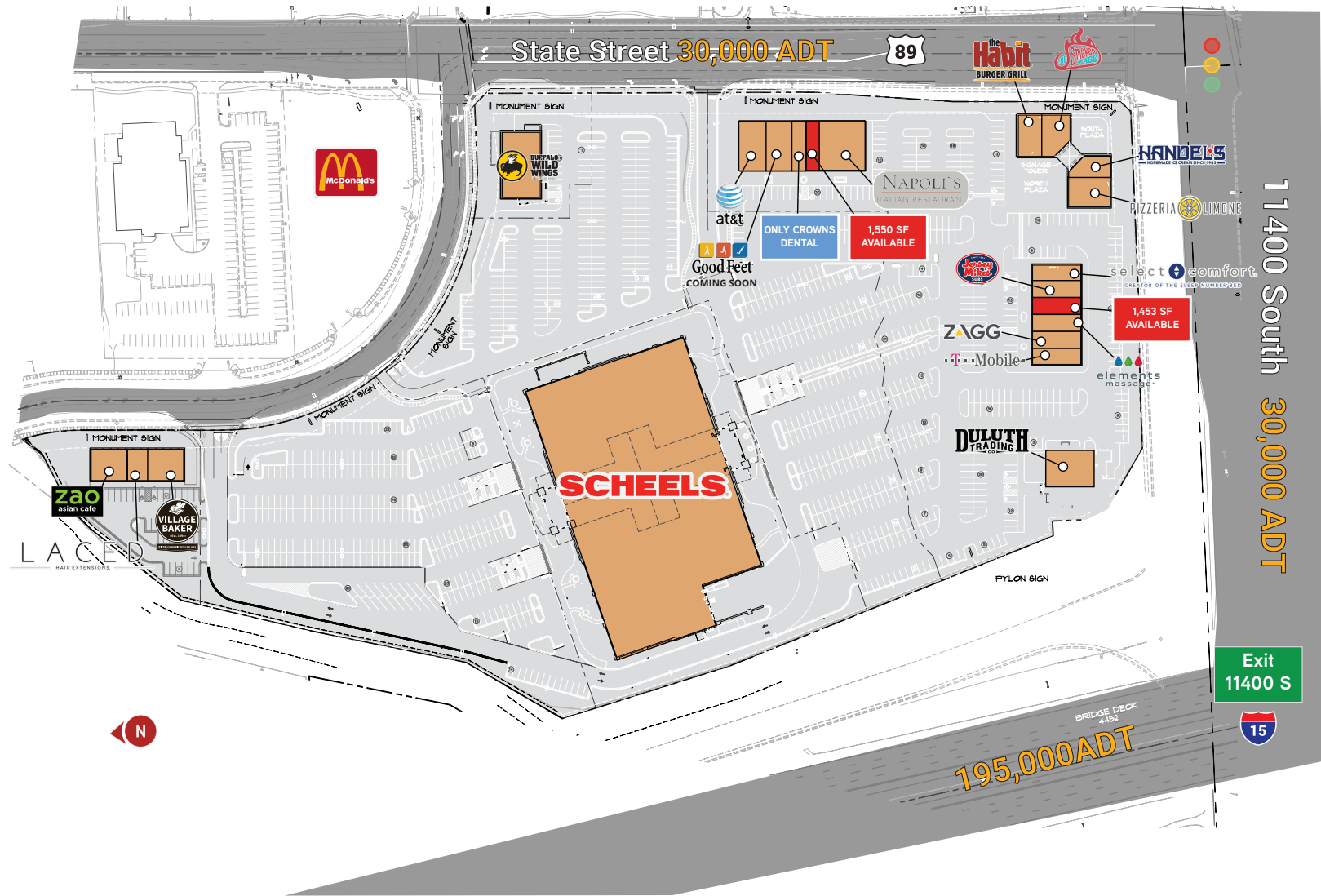
### Stuart Thain

Executive Vice President  
+1 801 947 8300  
stuart.thain@colliers.com

### Colliers

6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

# Site Plan



## AREA DEMOGRAPHICS 2025 | 3 MILE



Population  
95,480



Median Age  
35.5



Median Household  
Income  
\$117,367



Number of  
Employees  
78,019



Median Home  
Value  
\$661,262



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