

Retail / Flex Pads

For Sale | Build-to-Suit

3,000 SF – 8,000 SF

2250 N University Parkway, Provo UT

PADS AVAILABLE
3,000 SF – 8,000 SF
Buildable Pads | Drive-Thru Capable



BRIGHTON REALTY

Rivers Edge on University

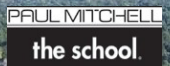


Property Highlights

- New Mixed-Use Development
- 1,200 - 8,000 SF Available
- Drive-Thru Available
- Pads For Sale or Lease
- ~90,000 Square Feet of Restaurants
- Retail & Office Space, 416 New Class A Units.

Pad I Available

Pad D Available



UNIVERSITY PKWY

2230 NORTH

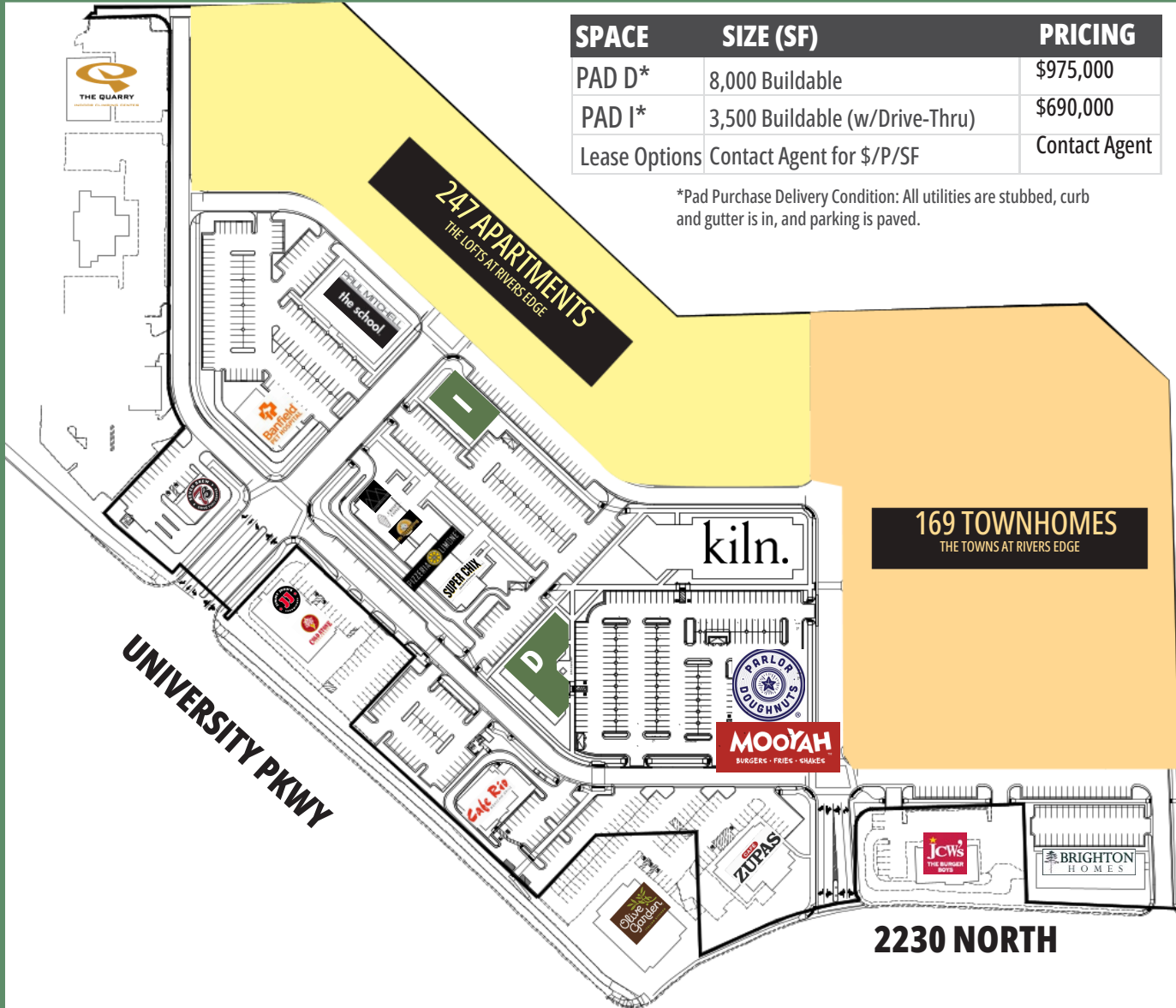


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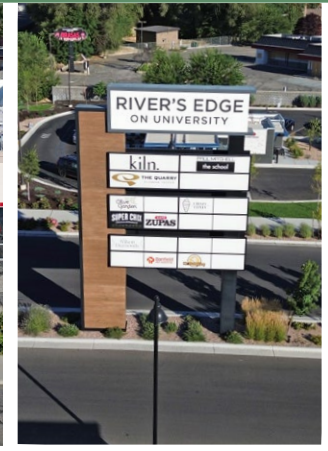
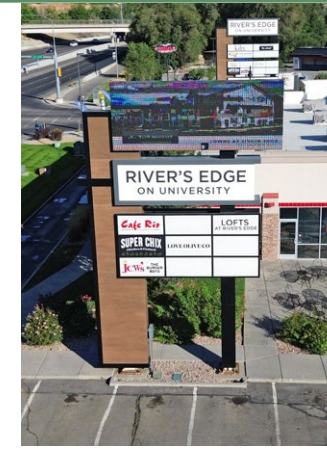
RIVER'S EDGE ON UNIVERSITY

2250 North University Pkwy | Provo, Utah 84604



SPACE	SIZE (SF)	PRICING
PAD D*	8,000 Buildable	\$975,000
PAD I*	3,500 Buildable (w/Drive-Thru)	\$690,000
Lease Options	Contact Agent for \$/P/SF	Contact Agent

*Pad Purchase Delivery Condition: All utilities are stubbed, curb and gutter is in, and parking is paved.



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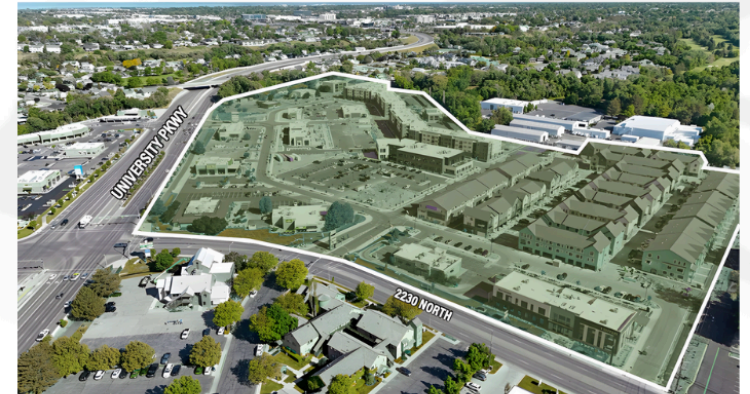
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Area Overview

RIVER'S EDGE ON UNIVERSITY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	21,843	139,198	215,021
2025 HOUSEHOLDS	5,678	42,958	66,183
2025 AVG HH INCOME	\$99,463	\$100,897	\$105,326
2025 BUSINESSES	894	5,652	9,026
2025 DAYTIME POPULATION	7,719	45,142	82,169



RIVER'S EDGE COMMERCIAL

Contact

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