

# FLASH POINTE

3397 N 1200 E Ste 113, Lehi, UT 84043



## Property Description

Great Opportunity for a Fully Built out Pediatric Dental Office at Flash Pointe! Ideal fit is a pediatric dentist who'd like to partner with Dr. Payne and grow. Let's discuss you opening here!

## Property Highlights

- Fully Built Out Pediatric Dental Office
- Generous Leasing Incentives
- Ideal fit for pediatric dentist
- Let's help you grow!
- Ideal location in growing area
- Low CAM charge

## Offering Summary

<b>Lease Rate:</b>	\$30.00 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,619 SF
<b>Lot Size:</b>	3.5 Acres
<b>Building Size:</b>	3,619 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,612	16,731	42,225
<b>Total Population</b>	6,350	62,499	151,418
<b>Average HH Income</b>	\$154,600	\$135,789	\$124,078

## ANDY EVANS

801.518.9819  
andyevansre@gmail.com

OFFICE BUILDING FOR LEASE

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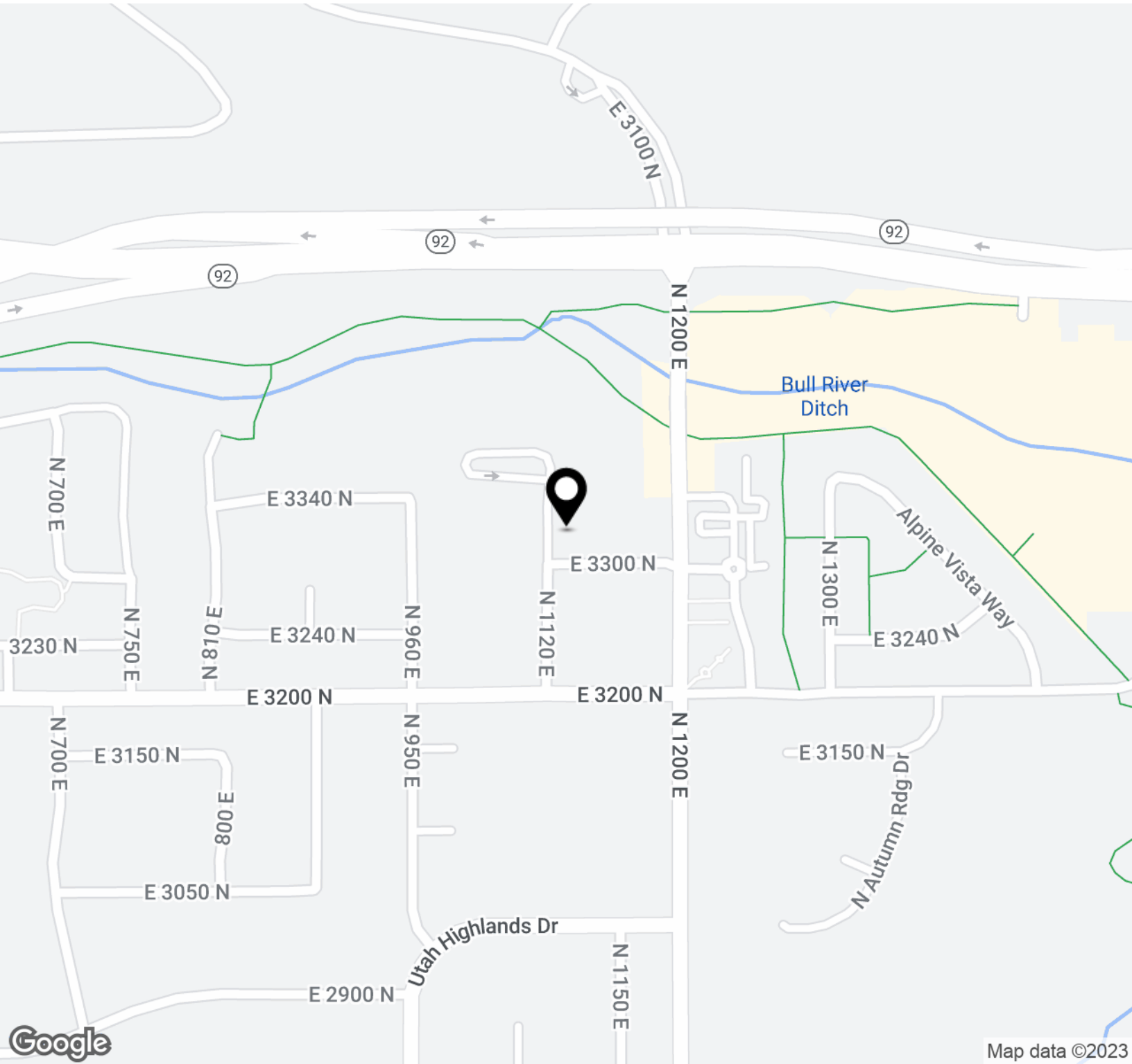
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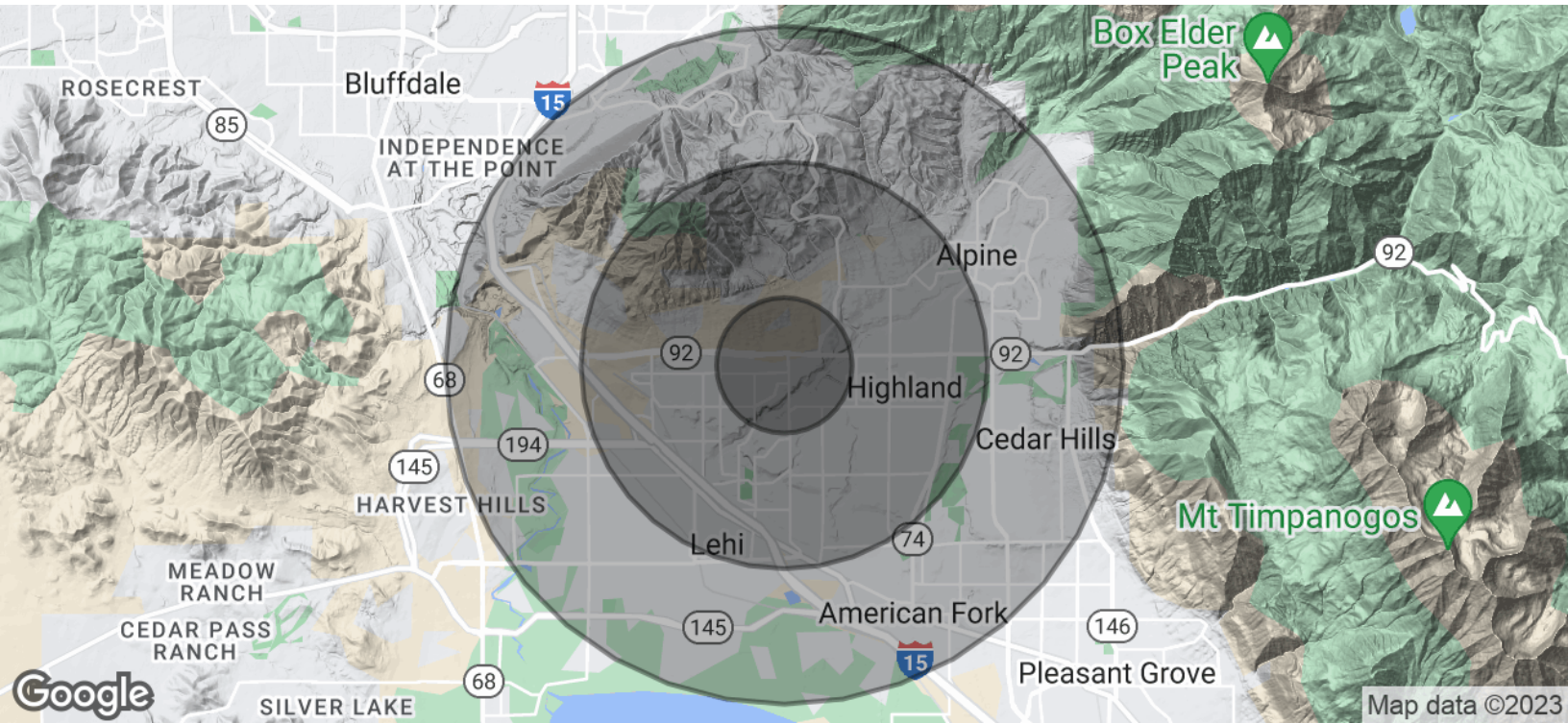
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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,350	62,499	151,418
<b>Average Age</b>	29.3	26.7	27.5
<b>Average Age (Male)</b>	28.9	26.8	27.2
<b>Average Age (Female)</b>	30.5	27.3	28.3

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,612	16,731	42,225
<b># of Persons per HH</b>	3.9	3.7	3.6
<b>Average HH Income</b>	\$154,600	\$135,789	\$124,078
<b>Average House Value</b>	\$547,681	\$458,172	\$451,887

\* Demographic data derived from 2020 ACS - US Census

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