

Orem Retail

1754 South State Street
Orem, UT 84097

**RETAIL
FOR LEASE**



Property Information

- Approx 3,410 SF - 4,940 SF Available
- \$12.00 PSF NNN (\$3.00 PSF)
- Pylon Signage
- High Visibility and Traffic
- Ample Parking
- Current Tenants: Turn Community Services, and Dance Studio

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2017 EST	19,338	154,100	218,570
2022 EST	21,100	167,568	238,505
HOUSEHOLDS			
2017 EST	5,929	44,537	62,661
2022 EST	6,471	48,589	68,541
INCOME			
2017 AVG	\$65,476	\$65,006	\$68,859
2017 MED	\$45,405	\$45,963	\$51,347

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