



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# EDGEMONT PROFESSIONAL PLAZA

3661 NORTH CANYON ROAD, BUILDING 8, SUITE G • PROVO • UTAH

## FOR LEASE

### PROPERTY SPECS

- Suite G in Edgemont Professional Plaza
- Rate: \$9 PSF
- A total of 1,489 RSF
- Suite offers a large front office and a bigger back office or work room
- Shared reception area included

|        |  |  |  |
|--------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 MILE | <b>9,943</b><br>2020 EST.<br>POPULATION                                               | <b>3,178</b><br>2020 EST.<br>HOUSEHOLDS                                               | <b>\$148,588</b><br>2020 EST.<br>AVERAGE HH<br>INCOME                                 |
| 3 MILE | <b>110,130</b><br>2020 EST.<br>POPULATION                                             | <b>32,555</b><br>2020 EST.<br>HOUSEHOLDS                                              | <b>\$87,674</b><br>2020 EST.<br>AVERAGE HH<br>INCOME                                  |
| 5 MILE | <b>222,295</b><br>2020 EST.<br>POPULATION                                             | <b>67,763</b><br>2020 EST.<br>HOUSEHOLDS                                              | <b>\$984,934</b><br>2020 EST.<br>AVERAGE HH<br>INCOME                                 |

### CONTACT:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.