

# PROVO PROPERTY FOR SALE

MW

FOR SALE



## PROPERTY DETAILS

465 SOUTH UNIVERSITY AVENUE, PROVO, UT 84601

- 0.5 Acre
- Price Reduced!
- \$762,300 \$696,960
- Utilities stubbed to site
- Located on high traffic count road
- University Avenue has 29,500 cars daily
- Permitted uses include drive-thru and automotive related industries
- Zoned Heavy Commercial (CM)

### SURROUNDING TENANTS



## 2025 DEMOS

### EST. POPULATION



1 MILE » 24,494  
3 MILE » 105,479  
5 MILE » 169,611

### EST. HOUSEHOLDS



1 MILE » 9,235  
3 MILE » 32,068  
5 MILE » 51,966

### EST. AVERAGE HH INCOME



1 MILE » \$69,436  
3 MILE » \$88,338  
5 MILE » \$101,876



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### BILL STREET

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### FULL SERVICE COMMERCIAL REAL ESTATE

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29,553 ADT



UNIVERSITY AVE

500 S



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**SITE**



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