



Colliers

Retail Land For Sale

225 W. State St. | Lehi, UT 84043

Asking Price:

\$1,500,000

Seller will only consider Seller Finance offers

0.34 Acres

Parcel # 12:040:0011



Prime retail
location in the
heart of Lehi



171' of frontage on
State Street



Less than 5
minutes from
I-15

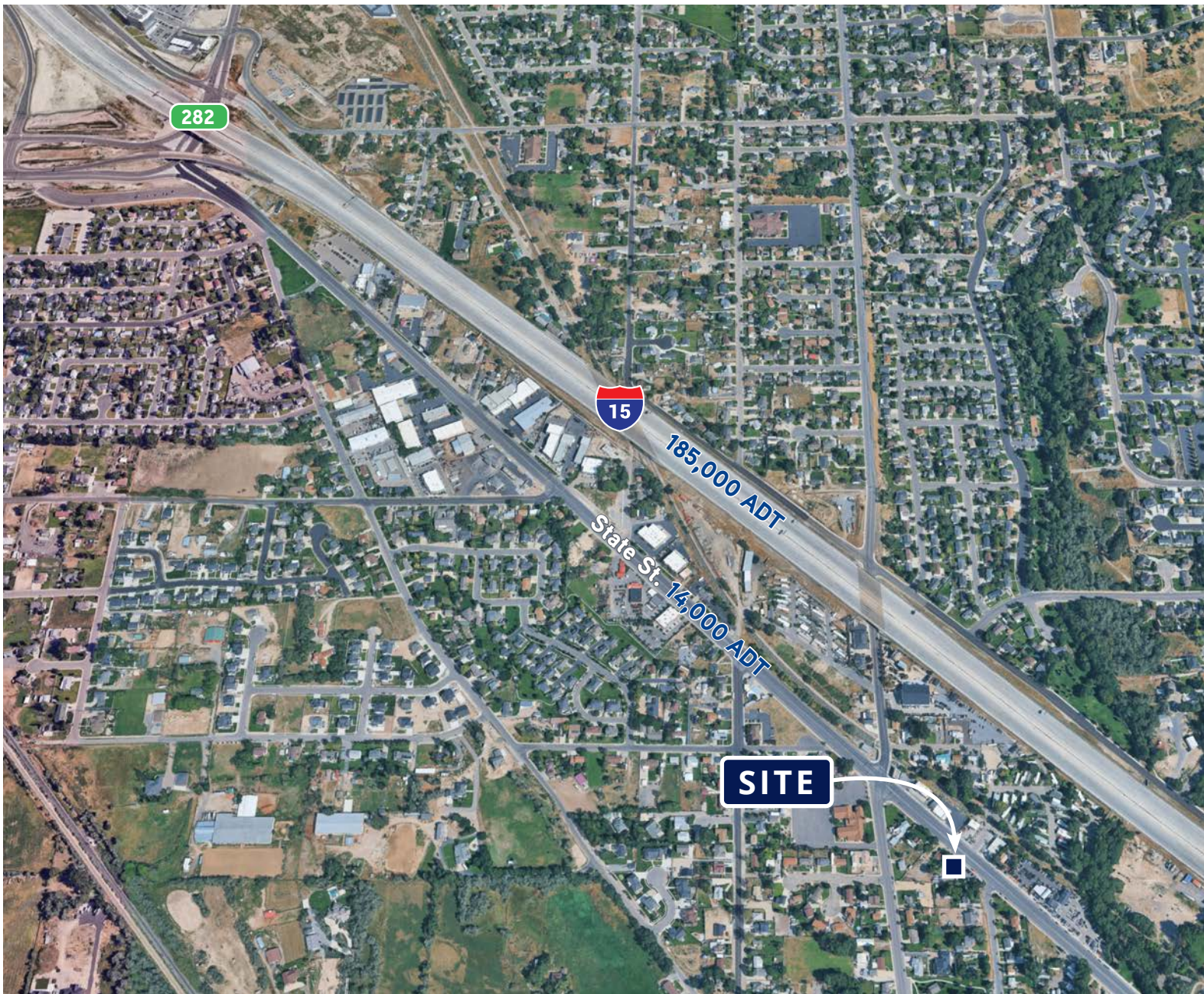
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Associate

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Accelerating success.



The Property

- 0.34-acre lot with 171' of frontage on State St.
- Currently operated as a car lot
- 842 SF retail building
- Balloon payment due at end of term

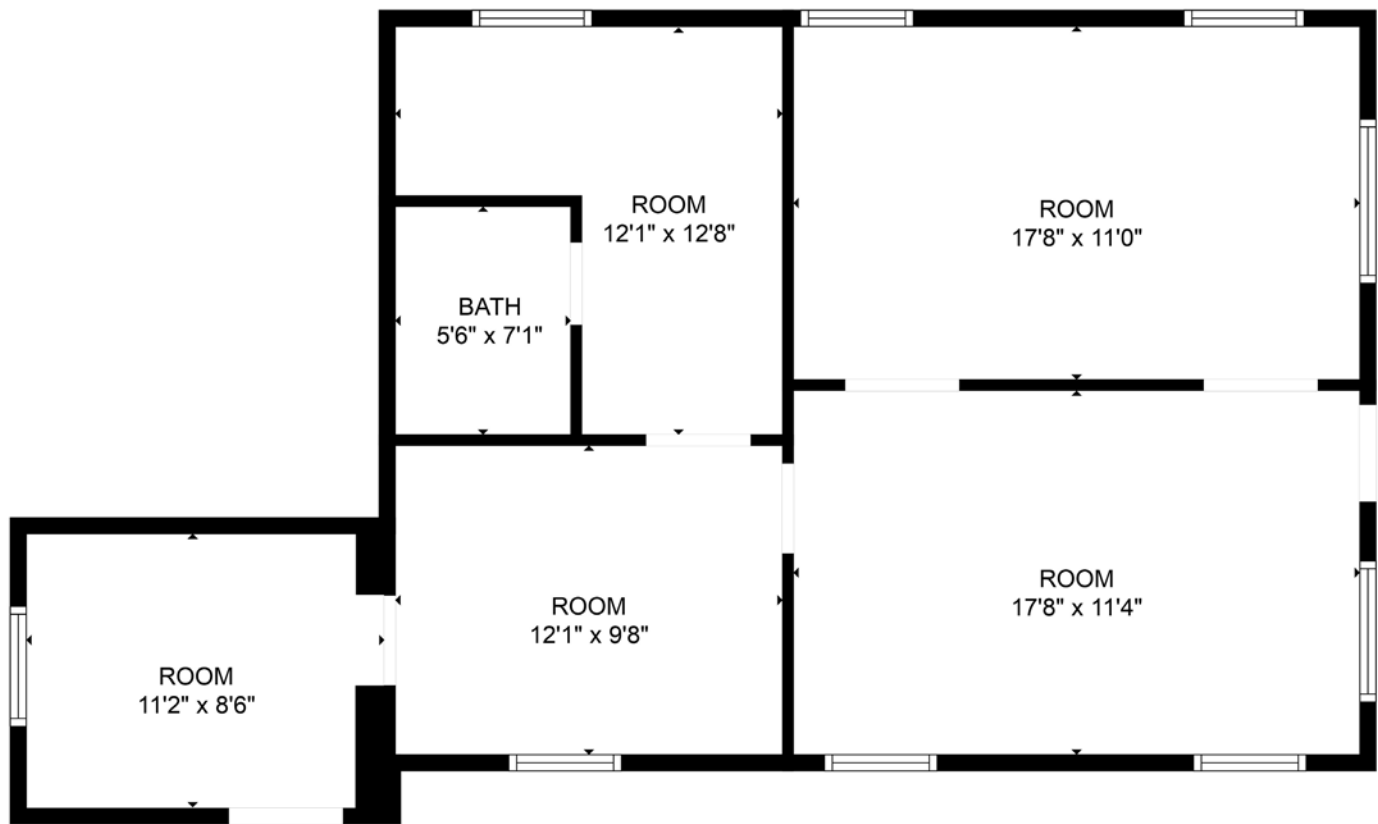
Seller Financing Terms

- \$500,000 down
- Seller to carry \$1,000,000
- 8.5% interest over 15 years
- Balloon payment due at end of term

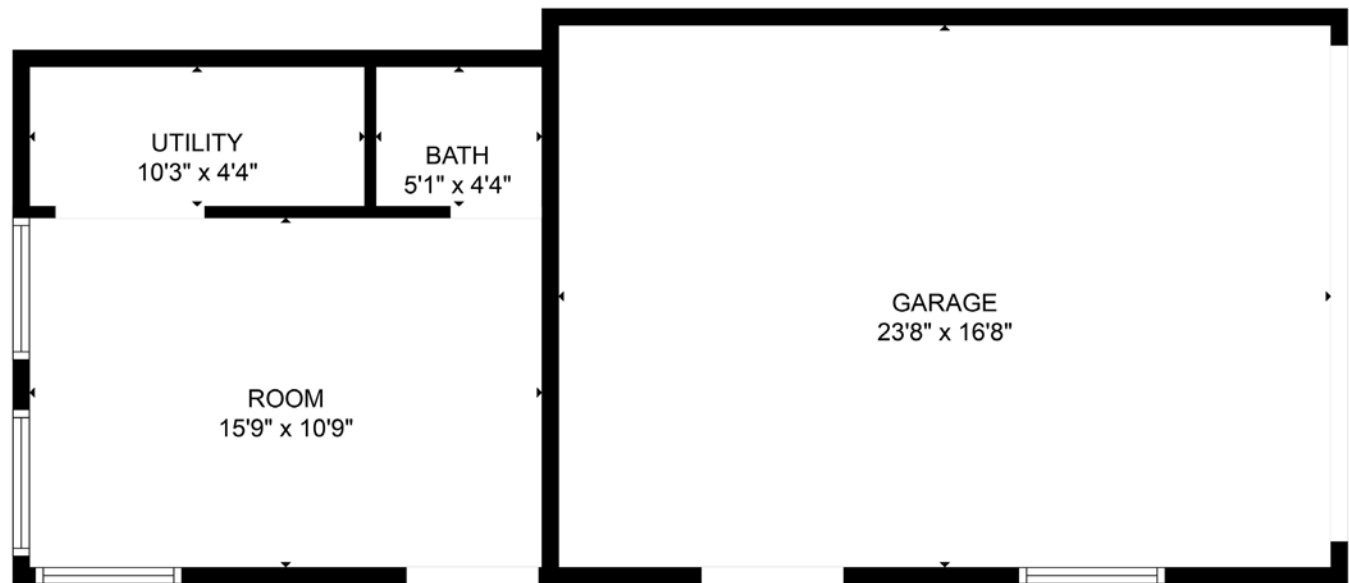


Floor Plans

Retail/Main Office



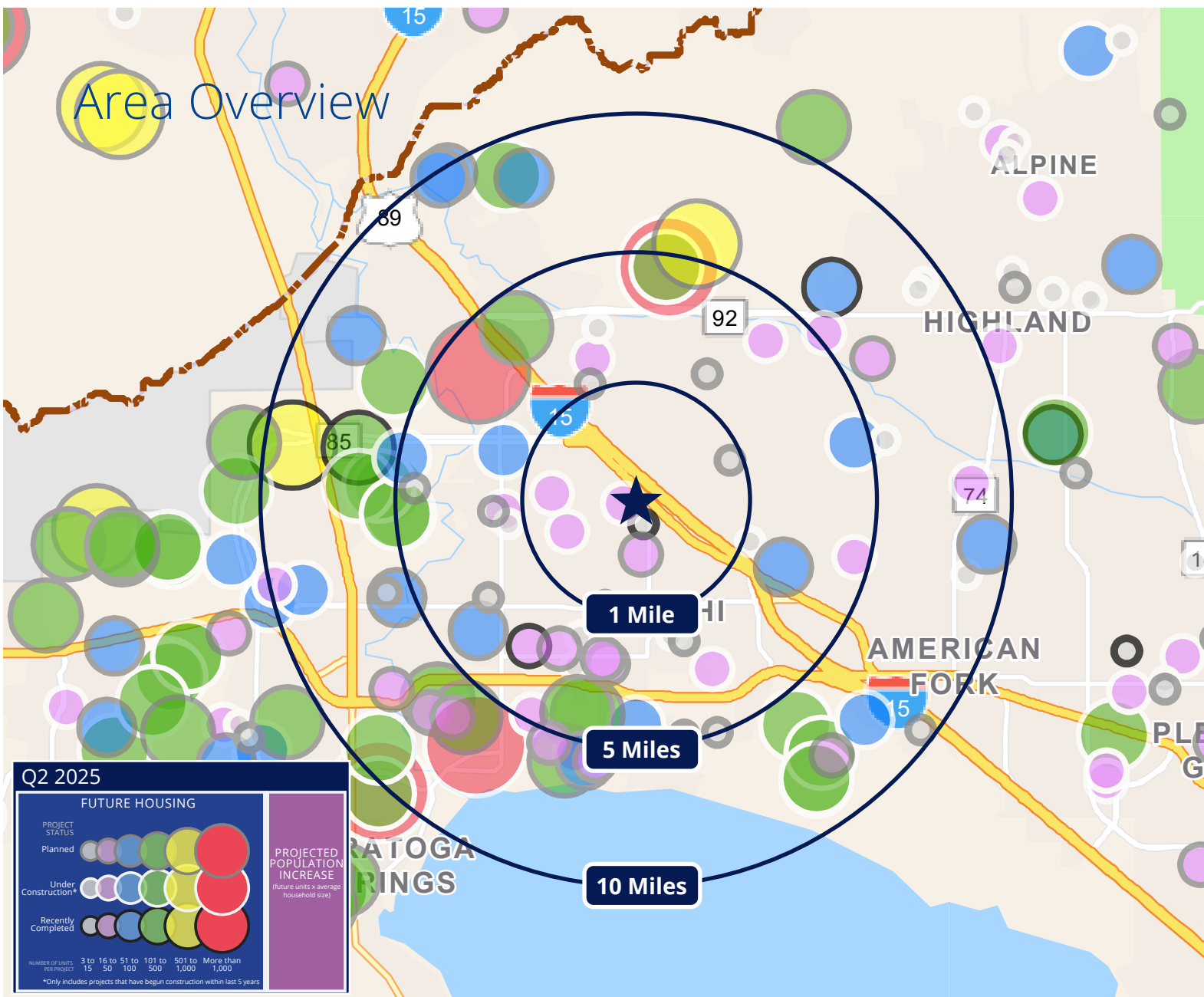
Garage/Back Office





Back Office

Area Overview



2025 Area Demographics



Population

1 Mile	9,842
3 Miles	89,305
5 Miles	193,508



2029 Projected Population

1 Mile	10,187
3 Miles	96,917
5 Miles	213,461



Median Age

1 Mile	30.3
3 Miles	28.8
5 Miles	29.5



Median Household Income

1 Mile	\$104,546
3 Miles	\$134,052
5 Miles	\$132,567



Average Household Income

1 Mile	\$124,114
3 Miles	\$160,997
5 Miles	\$160,974



Average Household Size

1 Mile	3.37
3 Miles	3.50
5 Miles	3.50

Lehi, Utah

Lehi is the northernmost city in Utah County and is approximately 16 miles north of Provo. Originally an agricultural community, Lehi is quickly becoming a premier technology and commercial center. Since 2000, Lehi has been the epicenter of “Silicon Slopes” which includes several landmark companies calling Lehi home including Adobe, Vivant Solar, Ancestry, MX, and Qualtrics. It is also home to a wide range of retail stores, restaurants, and Thanksgiving Point, a unique destination offering museums, a botanical garden, shopping, dining, and entertainment throughout the year.

Located at the mouth of American Fork Canyon, the area also offers easy access to countless outdoor activities including hiking, biking, boating, hunting and fishing. Lehi is also within hours of many excellent ski areas, some that will host the 2034 Winter Olympics, making it an outdoor enthusiast’s dream.

Utah County

For over 10 years, Utah County has been known for its strong employment growth, low vacancy rates and steadily increasing rental rates. Utah County’s estimated population is 735,605 with a median age of 27.3 and a median household income of \$102,642. The median property value in Utah County is \$593,631 and the homeownership rate is 68.5%. In the next five years, the population is expected to grow by more than 73,000 or a 1.9% annualized growth rate.

According to the Gardner Institute, Utah County’s population is projected to add 674,000 residents between 2020 and 2060, resulting in a population of 1.3 million, over one-third of the total regional growth. Tremendous job growth, family-friendly environments, and the strongest economy in the nation make Utah County one of the most attractive places to live in the United States.



