

FOR SALE OR LEASE



Reduced Lease Rate

## PROPERTY DETAILS

240 N. 1200 E., Lehi, UT 84043

- Available: suite 102: 2,534 SF
- Lease rate: ~~\$22.00/SF~~ \$20.50/SF NNN  
» NNN=\$7.25/SF
- Sale price: \$886,900.00 (\$350/SF)  
» Owner/user or investment
- High-end glass finishes
- Quick I-15 access
- Close to numerous restaurants and amenities

### SURROUNDING TENANTS



LEHI MEADOWS SHOPPING CENTER

## 2025 DEMOS



### EST. POPULATION

1 MILE » **13,772**  
3 MILE » **80,897**  
5 MILE » **176,880**



### EST. HOUSEHOLDS

1 MILE » **4,411**  
3 MILE » **24,425**  
5 MILE » **51,057**



### EST. AVERAGE HH INCOME

1 MILE » **\$130,267**  
3 MILE » **\$141,772**  
5 MILE » **\$156,648**

NEWMARK

MOUNTAIN WEST

SHAD WEBB

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direct 435.459.0212

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2015 West Grove Parkway, Suite J  
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**SITE**

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