

# RETAIL FOR LEASE

## RIVER'S EDGE ON UNIVERSITY

2250 North University Pkwy | Provo, Utah 84604

### Property Highlights

- New Mixed-Use Development
- 1,200 - 8,000 SF Available
- Drive-Thru Available
- Pads For Sale
- ~90,000 Square Feet of Restaurants, Office & Retail Space, 416 New Residential Units
- Contact Agents For Rates



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PARTNER **XTEAM**  
RETAIL ADVISORS





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	21,843	139,198	215,021
2025 HOUSEHOLDS	5,678	42,958	66,183
2025 AVG HH INCOME	\$99,463	\$100,897	\$105,326
2025 BUSINESSES	894	5,652	9,026
2025 DAYTIME POPULATION	7,719	45,142	82,169



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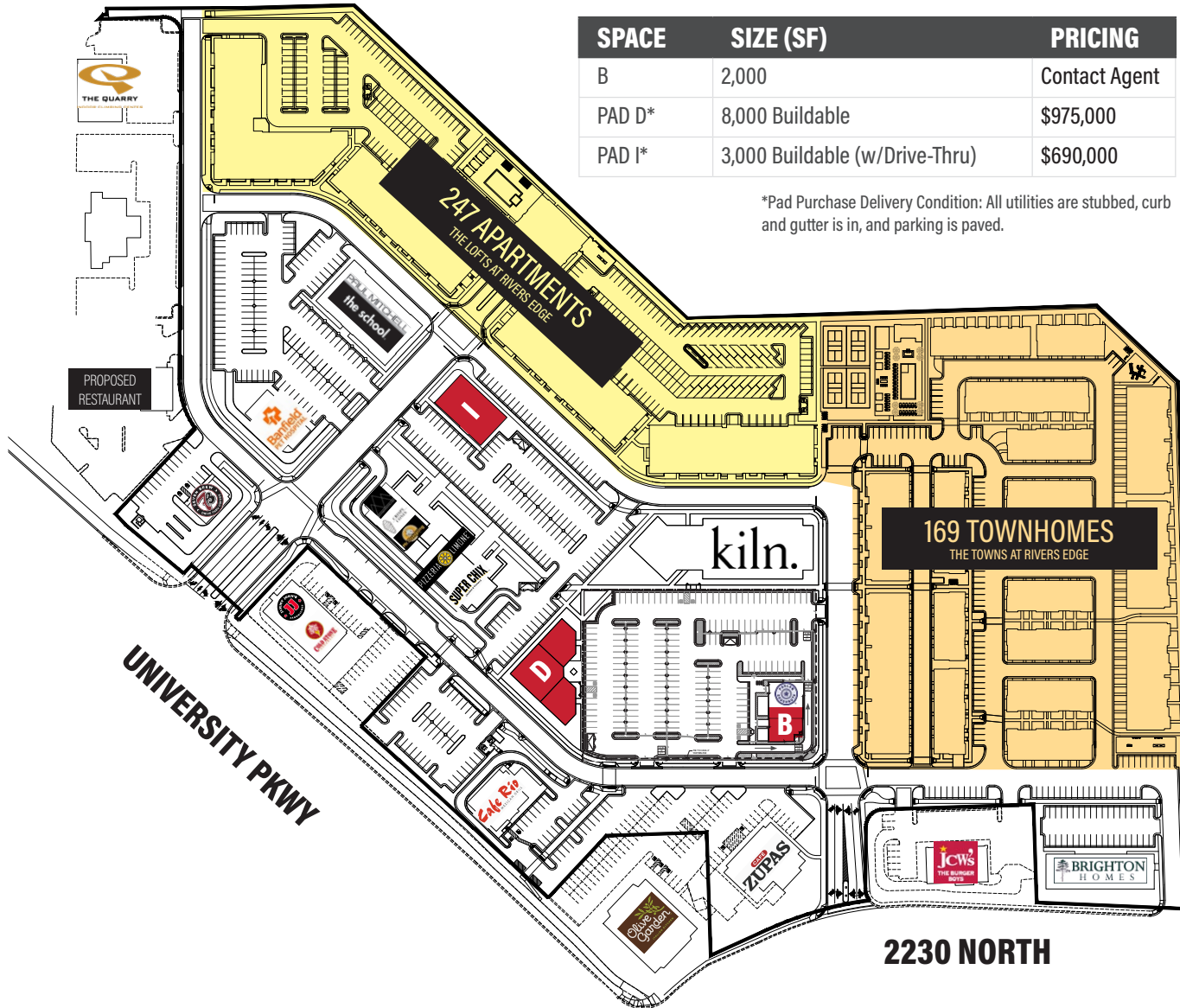
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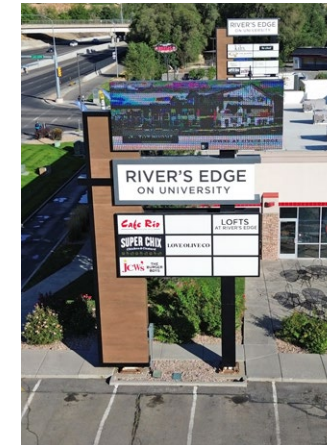
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SPACE	SIZE (SF)	PRICING
B	2,000	Contact Agent
PAD D*	8,000 Buildable	\$975,000
PAD I*	3,000 Buildable (w/Drive-Thru)	\$690,000

\*Pad Purchase Delivery Condition: All utilities are stubbed, curb and gutter is in, and parking is paved.



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