

OFFICE BUILDING FOR SALE

573 W SUNRISE WAY

Lehi, UT 84048



Property Description

Brand New Office Condo's available in East Lehi! Great exposure and location! Five Units available:

- 101 - 4,692 RSF - \$1,712,580.00
- 101A- 2,262 RSF - \$875,000.00
- 101B- 2,458 RSF - \$950,000.00
- 102 - 6,630 RSF - Sold
- 201 - 4,790 RSF - \$1,748,350.00
- 202- 3,292 RSF - Sold
- 203- 3,678 RSF - \$1,342,470.00

Property Highlights

- Great growth around site
- Leasing Options will be considered
- Open for Business with prime frontage!
- Owner / Agent

Offering Summary

Sale Price:	\$365 / RSF
Number of Units:	5
Building Size:	23,154 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,915	16,696	46,936
Total Population	10,700	61,326	166,875
Average HH Income	\$174,624	\$170,792	\$159,481

ANDY EVANS

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SPARK
REALTY

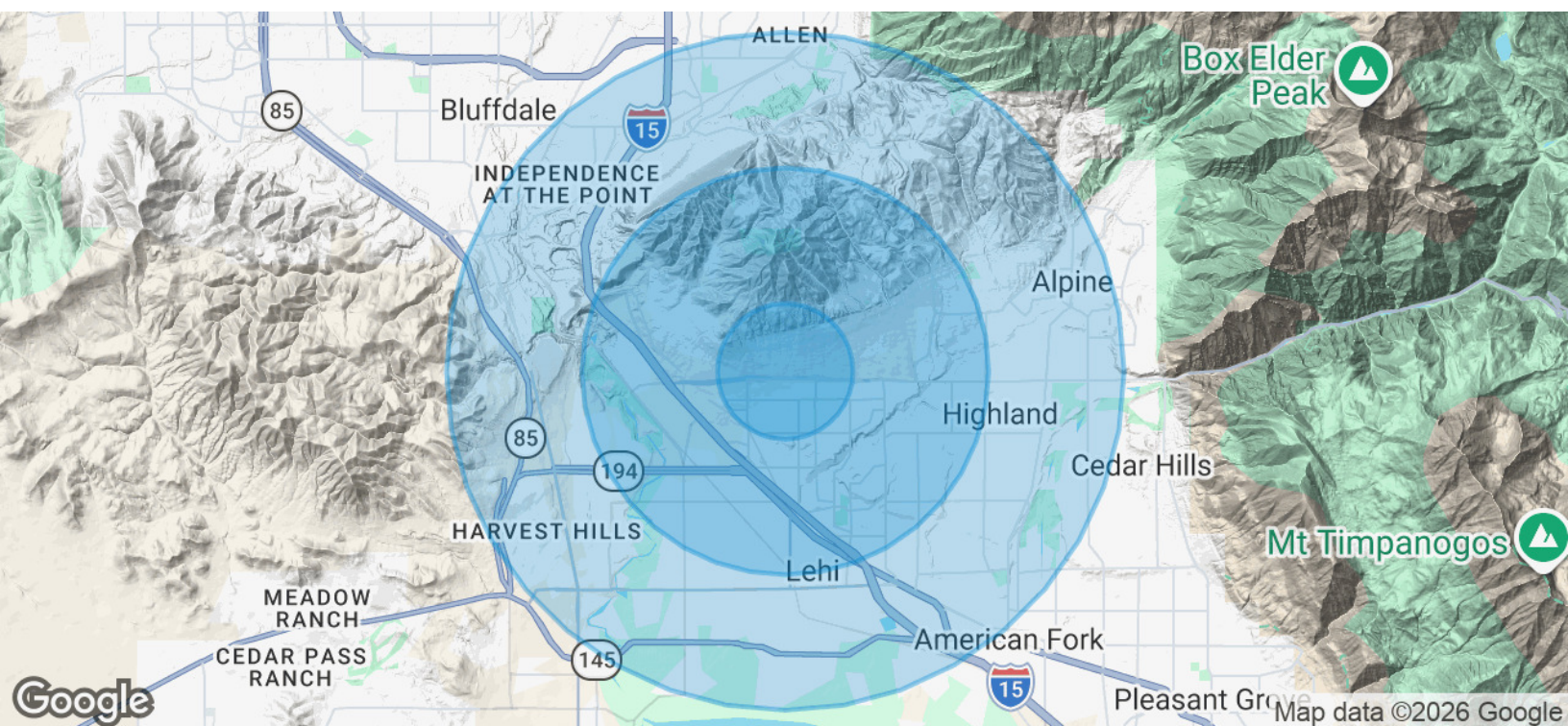


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Population	1 Mile	3 Miles	5 Miles
Total Population	10,700	61,326	166,875
Average Age	25.5	26.2	27.6
Average Age (Male)	26.9	26.2	27.3
Average Age (Female)	24.4	26.5	28.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,915	16,696	46,936
# of Persons per HH	3.7	3.7	3.6
Average HH Income	\$174,624	\$170,792	\$159,481
Average House Value	\$654,040	\$678,264	\$678,485

2023 American Community Survey (ACS)

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