

RIVER'S EDGE ON UNIVERSITY

2250 North University Pkwy • Provo, Utah 84604



HIGHLIGHTS

- NEW MIXED-USE DEVELOPMENT
- 1,200 - 8,000 SF AVAILABLE
- DRIVE-THRU AVAILABLE
- ~90,000 SQUARE FEET OF RESTAURANTS, OFFICE & RETAIL SPACE, 416 NEW RESIDENTIAL UNITS
- CONTACT AGENTS FOR RATES

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

801.930.6755 | jmills@legendcommercial.com

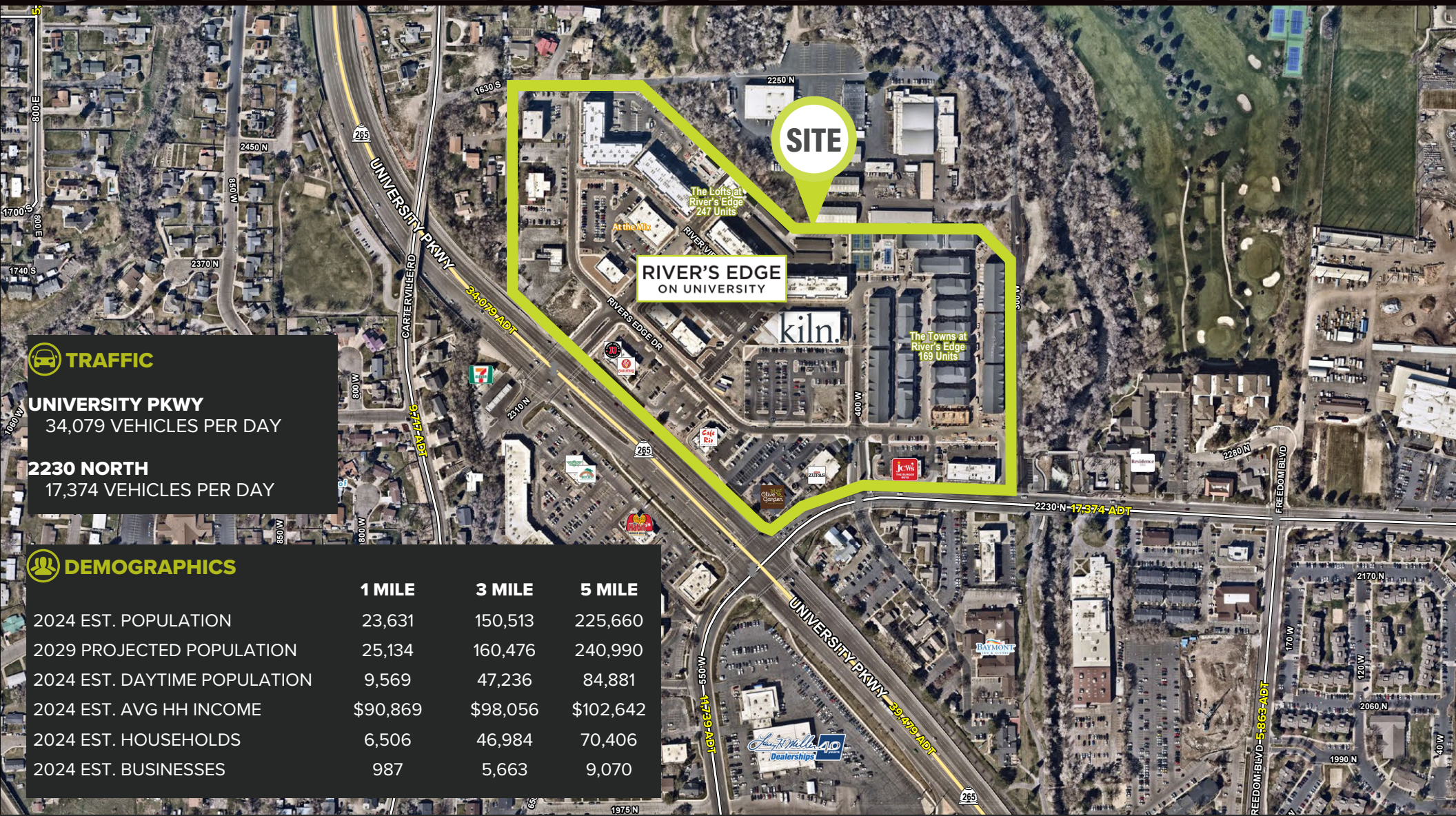
**RIVER'S EDGE
ON UNIVERSITY**

LEGEND
PARTNERS ■■■■

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

UNIVERSITY PKWY

LOCATION



TRAFFIC

UNIVERSITY PKWY
34,079 VEHICLES PER DAY

2230 NORTH
17,374 VEHICLES PER DAY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	23,631	150,513	225,660
2029 PROJECTED POPULATION	25,134	160,476	240,990
2024 EST. DAYTIME POPULATION	9,569	47,236	84,881
2024 EST. AVG HH INCOME	\$90,869	\$98,056	\$102,642
2024 EST. HOUSEHOLDS	6,506	46,984	70,406
2024 EST. BUSINESSES	987	5,663	9,070

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

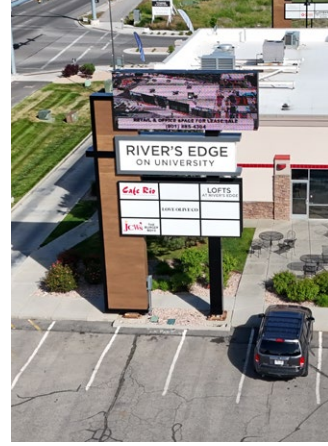
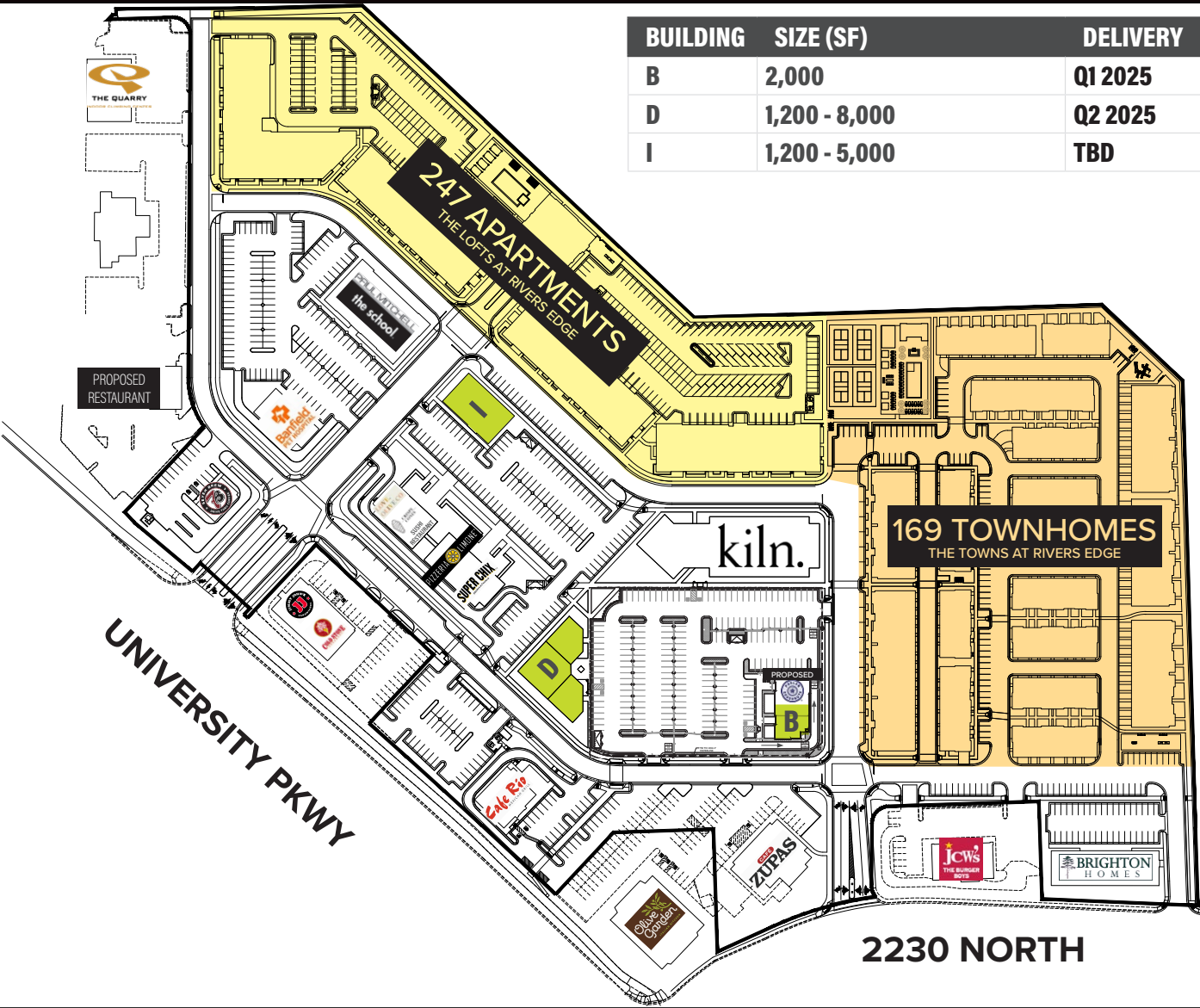
801.930.6755 | jmills@legendcommercial.com

RIVER'S EDGE ON UNIVERSITY

LEGEND PARTNERS

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



TANNER OLSON
 801.930.6752 | tolson@legendcommercial.com

JOE MILLS
 801.930.6755 | jmills@legendcommercial.com

**RIVER'S EDGE
 ON UNIVERSITY**

**LEGEND
 PARTNERS**

801.930.6750 | www.legendllp.com
 2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

UNIVERSITY PKWY



TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

801.930.6755 | jmills@legendcommercial.com

**RIVER'S EDGE
ON UNIVERSITY**

LEGEND
PARTNERS ■■■■

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106