



**FOR GROUND LEASE OR BTS**  
**University Ave & 3700 North**  
 Provo, Utah 84604

**AVAILABLE:**

1.53 acres

**CONTACT US**

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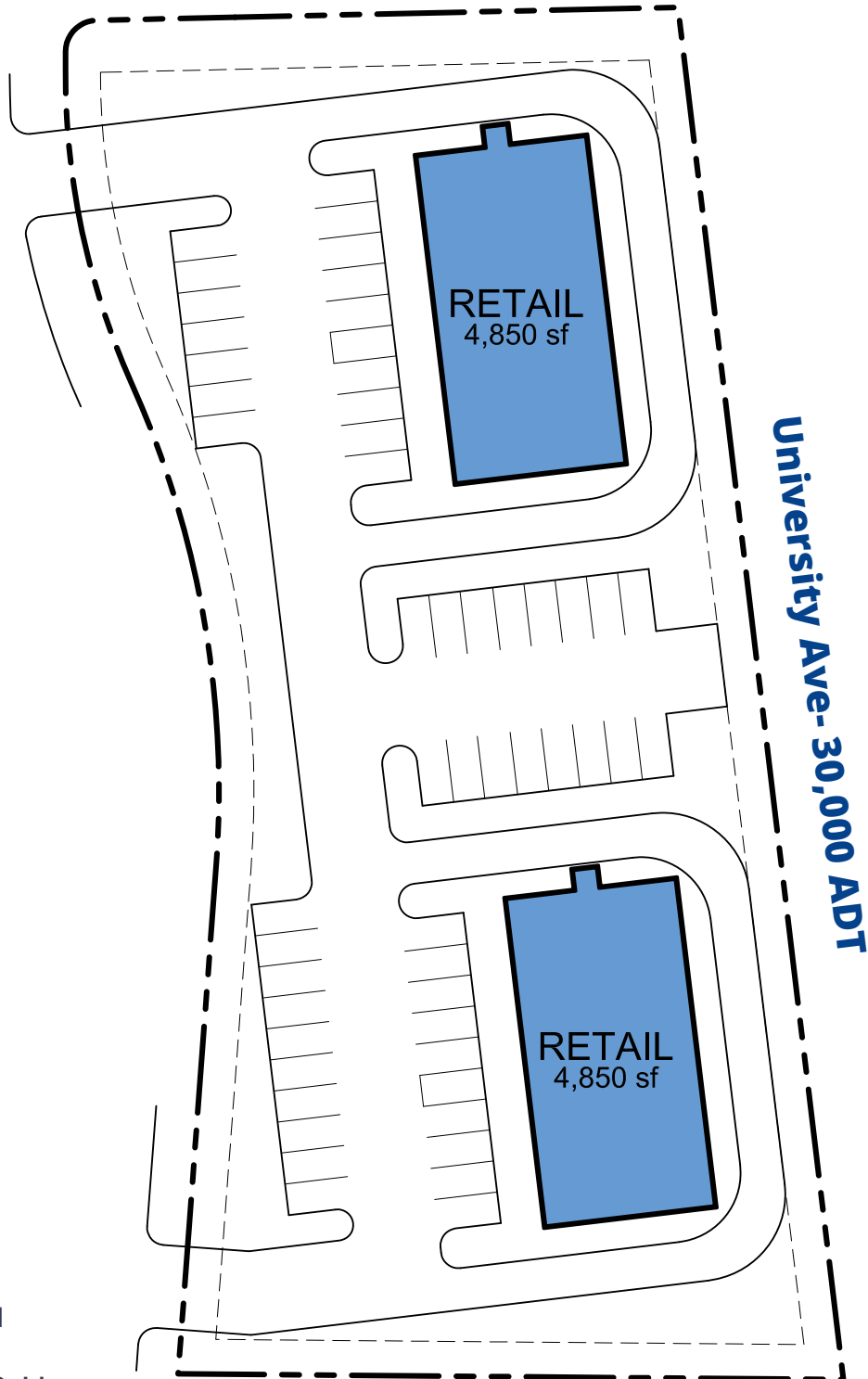
- Ground lease rate: \$150,000
- Drive-thru retail available for lease
- Excellent frontage along University Avenue
- Located approx. 2 miles north of BYU
- Excellent Traffic Counts: University Ave- 30,000 ADT | 3700 North- 15,000 ADT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2025 Estimated	10,235	116,429	223,000
2030 Projected	10,693	121,453	233,742
<b>Households</b>			
2025 Estimated	3,187	36,024	70,236
2030 Projected	3,402	38,636	75,637
<b>Income</b>			
2025 Median HHI	\$118,228	\$76,854	\$78,945
2025 Average HHI	\$168,274	\$106,415	\$106,260
2025 Per Capita	\$51,246	\$33,160	\$33,612

Demographics provided by ESRI Business Analyst

# SITE PLAN

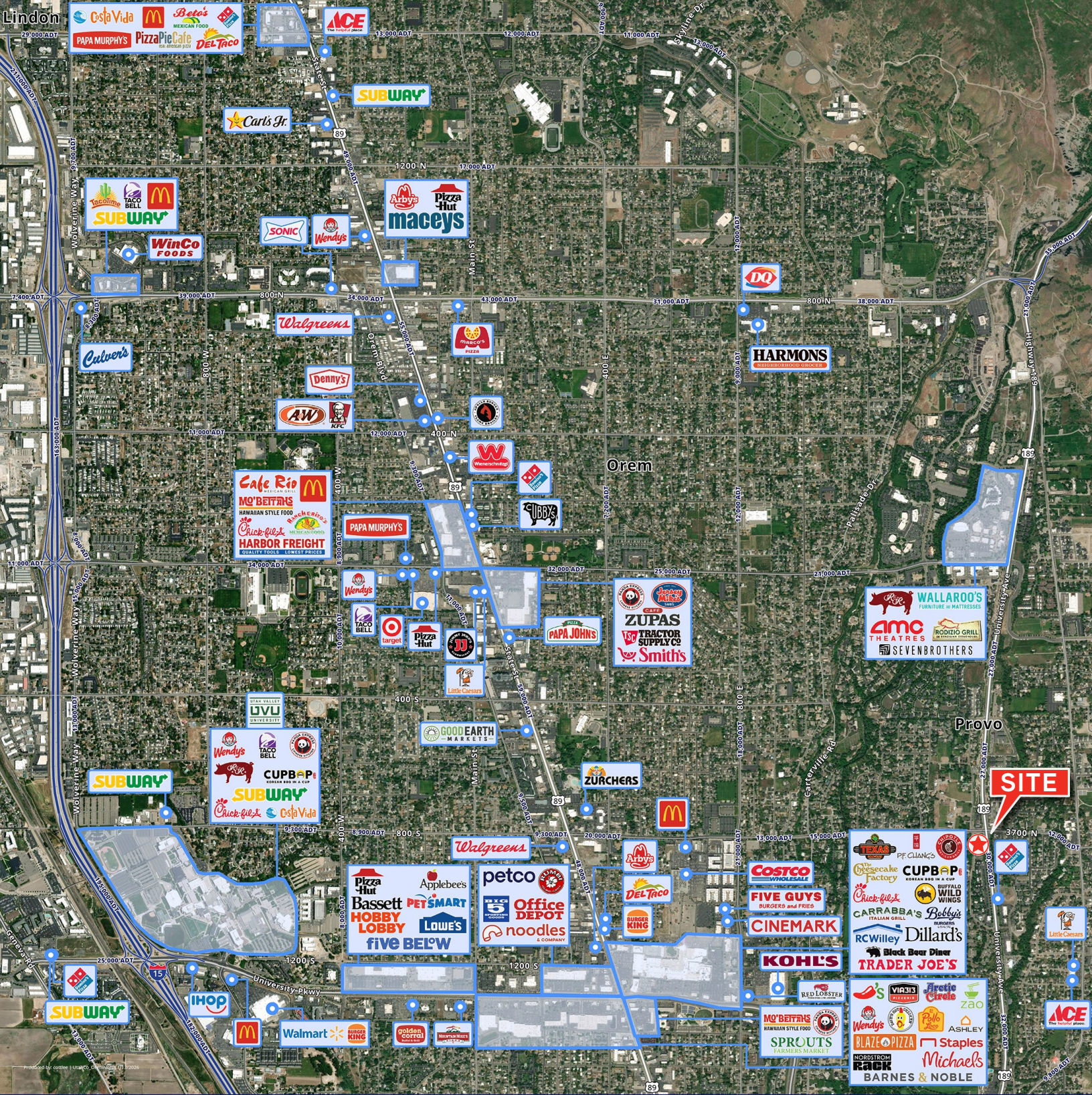
3700 North 15,000 ADT



## LEGEND

- Available
- Proposed
- Leased/Sold





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