

FOR SALE OR LEASE



## PROPERTY DETAILS

250 S N COUNTY BLVD, PLEASANT GROVE, UT 84062

- High End Office/Retail Units (Total of 6 Units Available)
- Sale Price: \$300 - \$350.00/SF
- Lease Rate: \$28.00/SF NNN
- High Exposure and Visibility
- Parking Ratio: 3.1/1,000 SF
- Close Proximity to many Restaurants and Amenities
- Close I-15 Freeway Access
- Available:
  - #8 - 2,376 SF (Built Out)
  - #12 - 2,556 SF (Shell)
  - #16 - 2,768 SF (Shell)
  - #20 - 2,556 SF (Built Out)
  - #21-22 - 1,278 SF up to 2,662 SF (Main Floor Retail)

## 2024 DEMOS

### EST. POPULATION

- 1 MILE » 16,990
- 3 MILE » 74,495
- 5 MILE » 168,600

### EST. HOUSEHOLDS

- 1 MILE » 5,843
- 3 MILE » 23,099
- 5 MILE » 51,158

### EST. AVERAGE HH INCOME

- 1 MILE » \$92,524
- 3 MILE » \$114,953
- 5 MILE » \$120,987

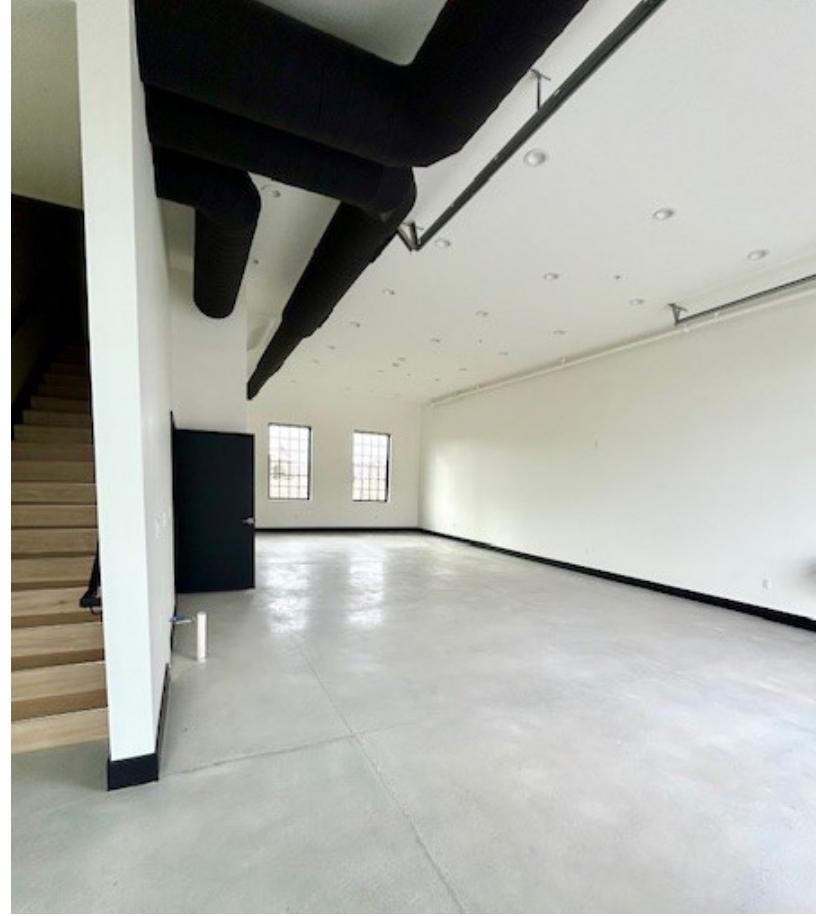
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COMMERCIAL REAL ESTATE

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# GROVE COVE

## SITE MAP



- AVAILABLE
- UNDER CONTRACT
- SOLD/LEASED



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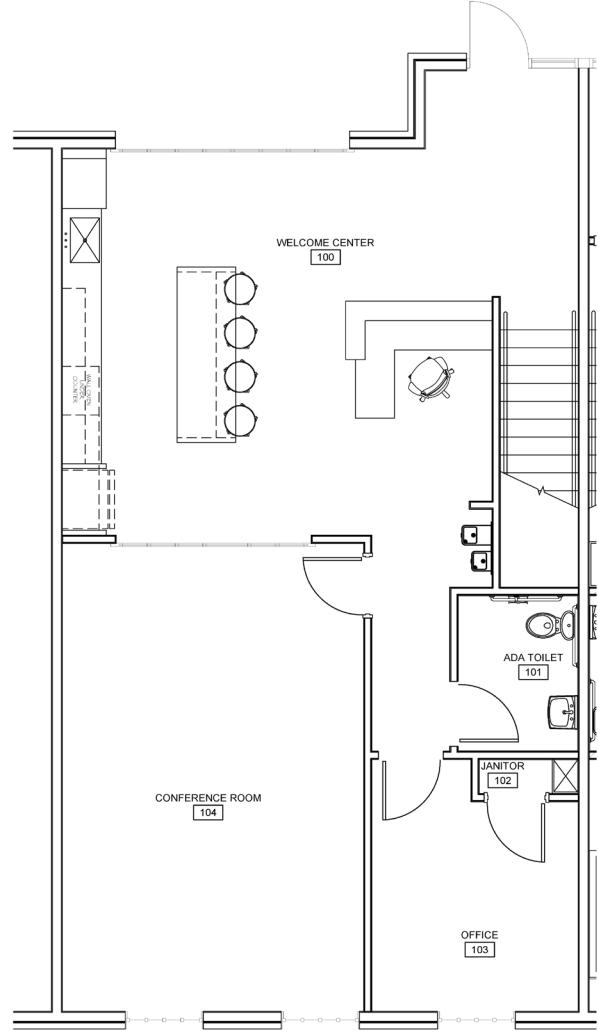
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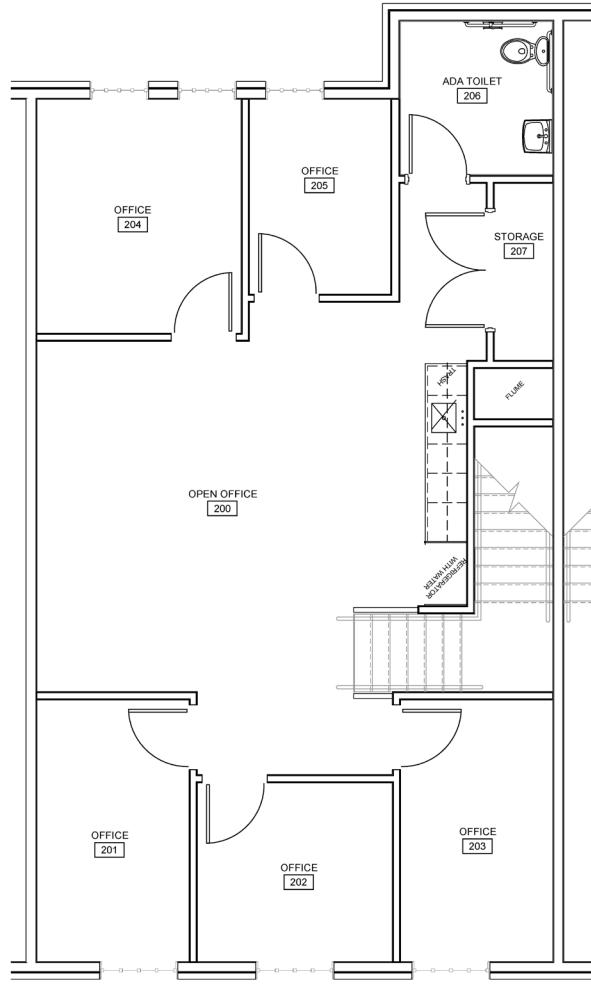
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# GROVE COVE

## UNIT 20 FLOOR PLAN 2,556 SF



FIRST FLOOR



SECOND FLOOR

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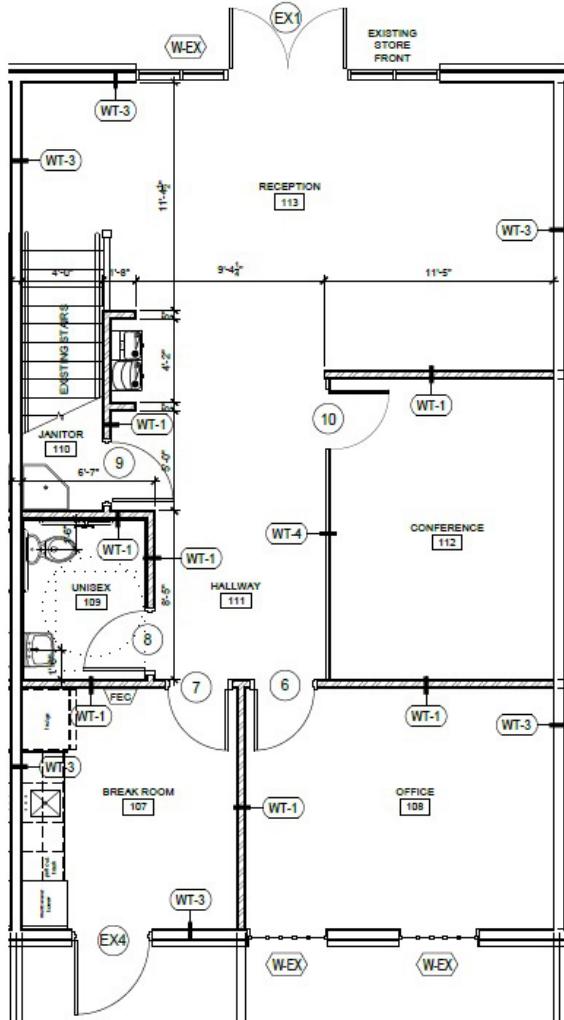
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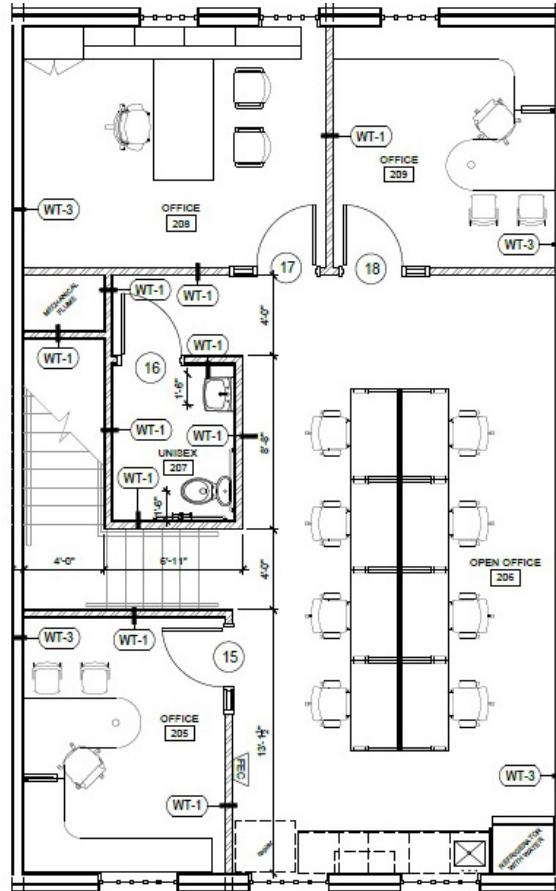
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# GROVE COVE

## UNIT 8 FLOOR PLAN 2,376 SF



FIRST FLOOR



SECOND FLOOR

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**SITE**

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.