

GROVE COVE

FOR SALE OR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

SHAD WEBB

swebb@mwcre.com

direct 435.459.0212

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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



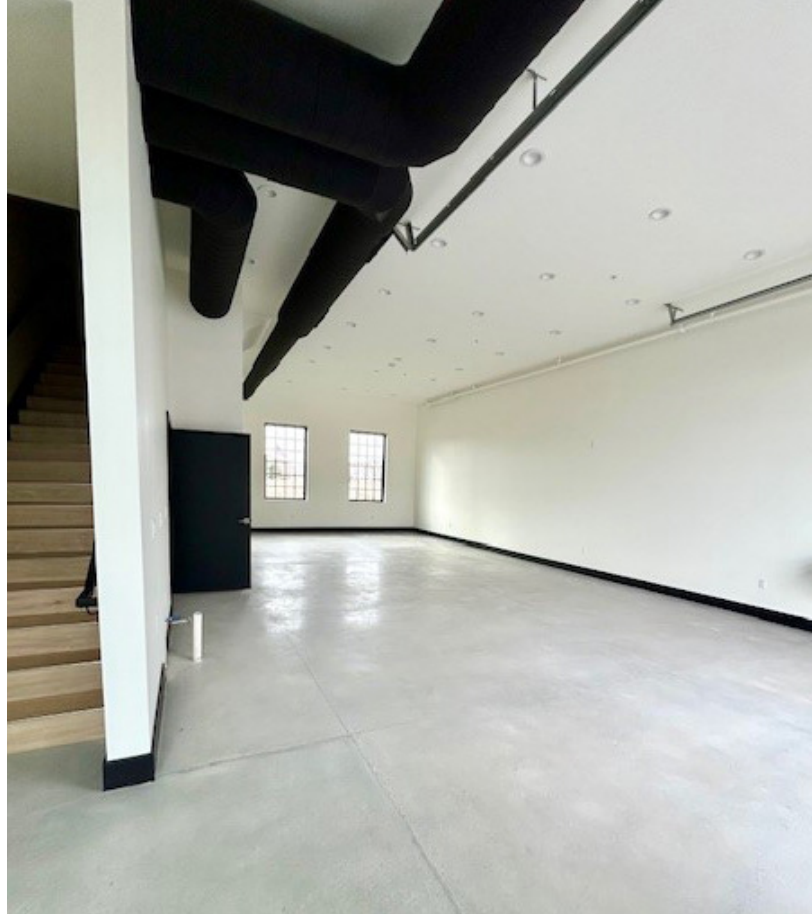
**FULL SERVICE
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2015 West Grove Parkway, Suite J

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SITE MAP



- AVAILABLE
- UNDER CONTRACT
- SOLD/LEASED



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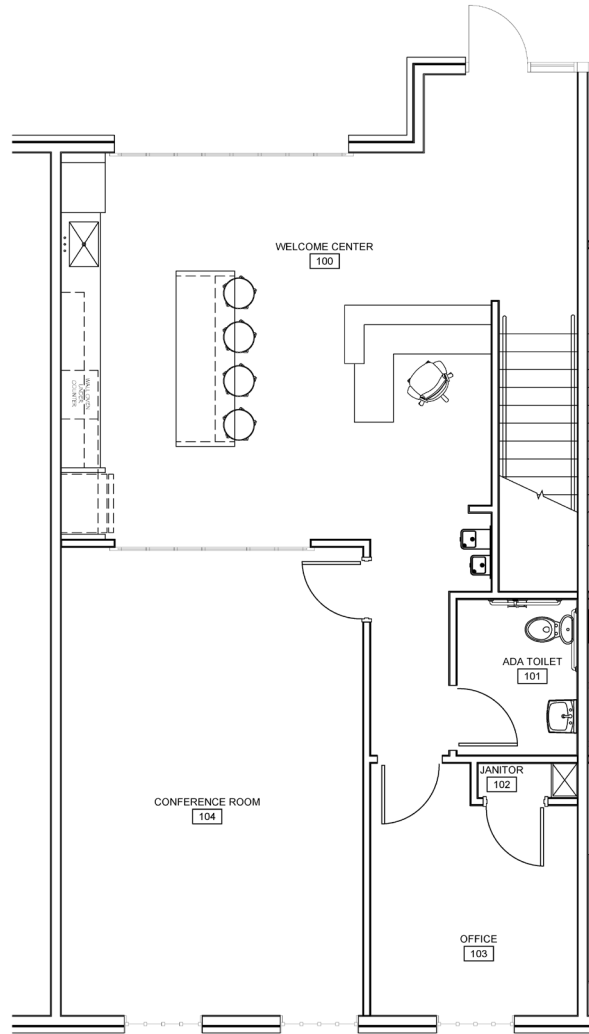
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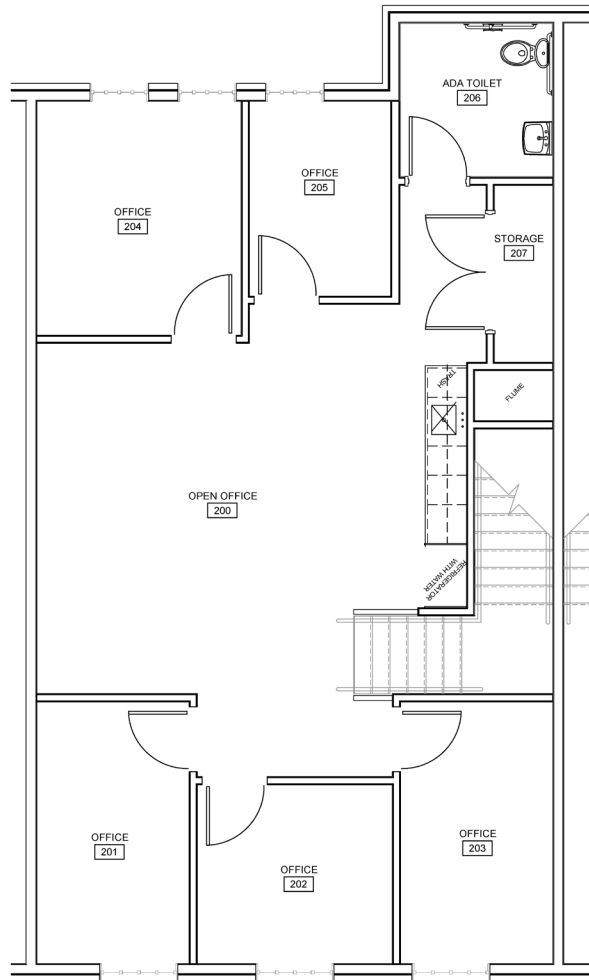
UNIT 20 FLOOR PLAN

2,556 SF

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FIRST FLOOR



SECOND FLOOR



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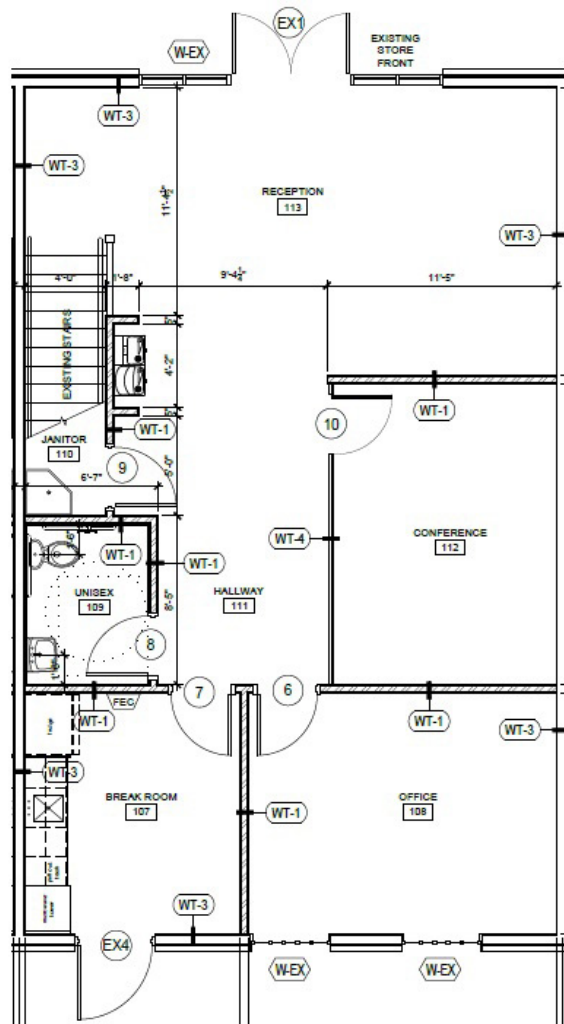
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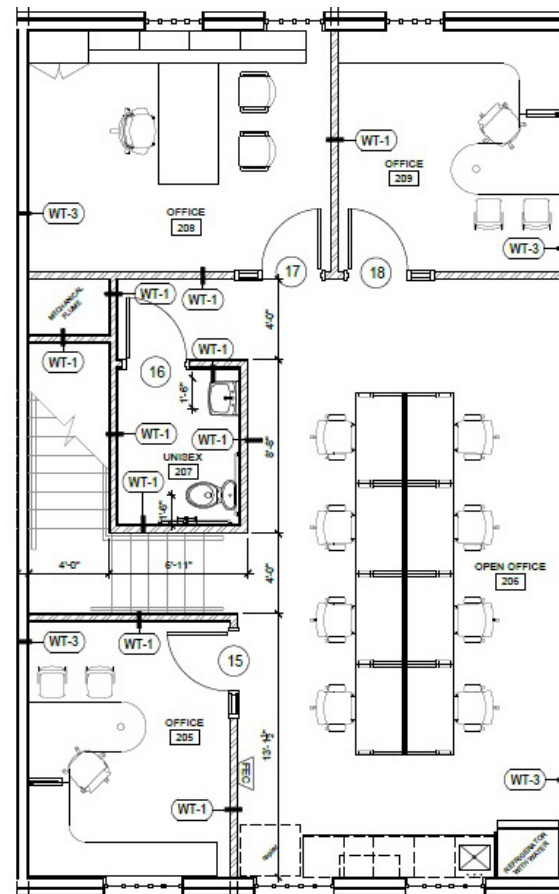
UNIT 8 FLOOR PLAN

2,376 SF

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FIRST FLOOR



SECOND FLOOR



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SITE

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