

Colliers

TENANT SIGNANGE

For Lease

Lease Rate:
\$33.75 PSF
Modified Gross

Contact:

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Colliers
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48 E. State Rd.
Pleasant Grove, UT, 84062

Property Highlights

- 2nd Generation Restaurant Space
- Approximately 1,600 SF inside, with 400 SF patio in the front
- Completely remodeled, new lighting, flooring, additional electrical outlets, paint, compliant restrooms
- Has a Drive Thru with ordering sign
- Located near busy intersection of Main St. and State Rd. in Pleasant Grove
- Walk-in refrigerator and freezer
- Custom sandwich style food preparation area with refrigerated units, and counters
- 3 compartment sink, as well as handwash and food preparation sinks
- Includes usage of all furniture, fixtures & equipment on site; tables, chairs, counters, etc.

For Lease



Utah County, Utah



Key Points

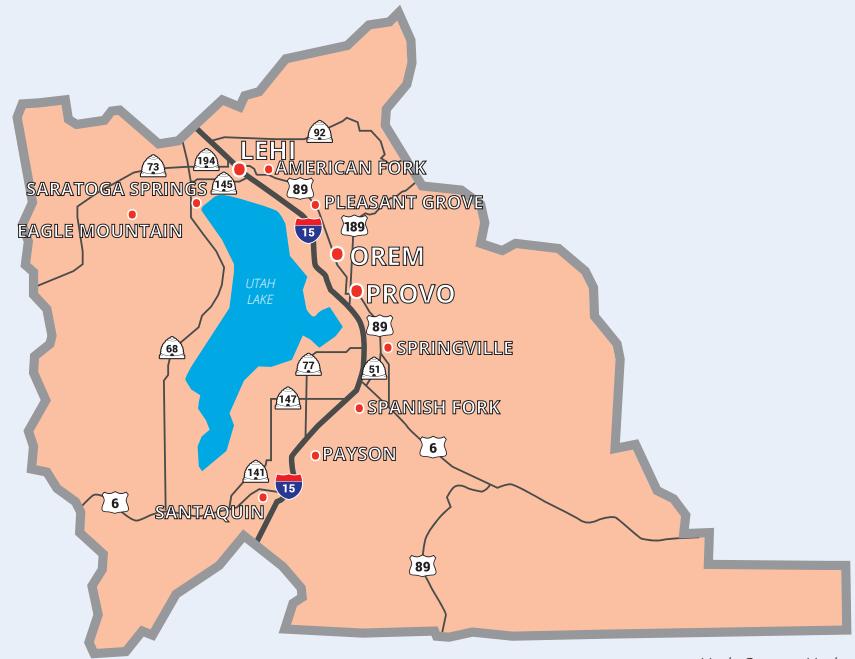
 **752.5k+**
Population (2025)

 **10.1%**
Population Growth
2025-2030

 **27.8**
Median Age

 **3.4**
Average Household
Size

 **\$106k**
Median Household
Income



Demographics

Population

2025 Population	752,570
2030 Projected	828,589

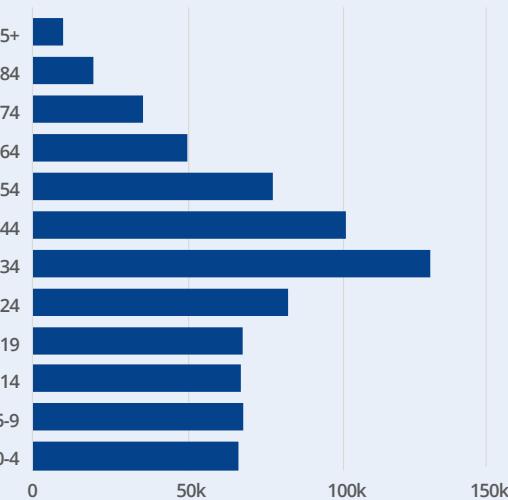
Households

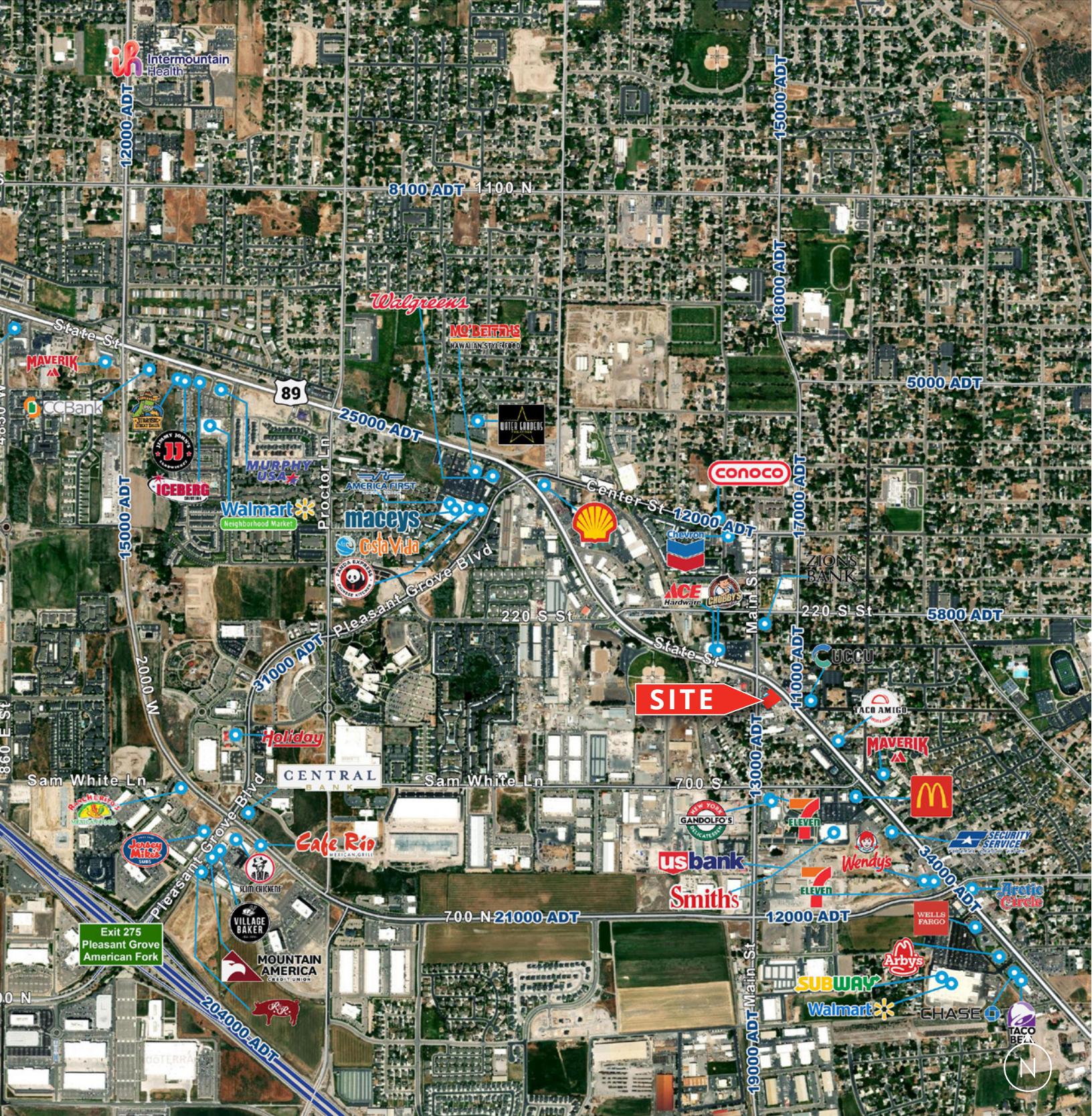
2025 Households	218,339
2030 Projected	245,794

Income

2025 Median HHI	\$105,932
2025 Average HHI	\$133,040
Per Capita Income	\$38,658

Population by Age





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