

**RARE OPPORTUNITY – PREMIUM HANGAR OWNERSHIP AT PROVO AIRPORT**





# PROPERTY HIGHLIGHTS

PURCHASE PRICE [CALL FOR PRICING](#)

TYPE [OWNER OCCUPY](#)

SQFT [OFFICE: 6,685 SQFT  
HANGAR: 13,200 SQFT  
TOTAL: 19,885 SQFT](#)

YEAR BUILT [2020](#)

ZONING [AIRPORT ZONE](#)

GROUND LEASE [THROUGH FEBRUARY 1, 2050](#)

DEMOGRAPHICS [2 MILES](#) [5 MILES](#) [10 MILES](#)

## POPULATION

|                  |        |         |         |
|------------------|--------|---------|---------|
| 2020 POPULATION  | 9,818  | 134,190 | 326,081 |
| 2024 POPULATION  | 10,205 | 145,439 | 355,309 |
| PROJECTED (2029) | 11,840 | 169,785 | 415,091 |

## HOUSEHOLDS

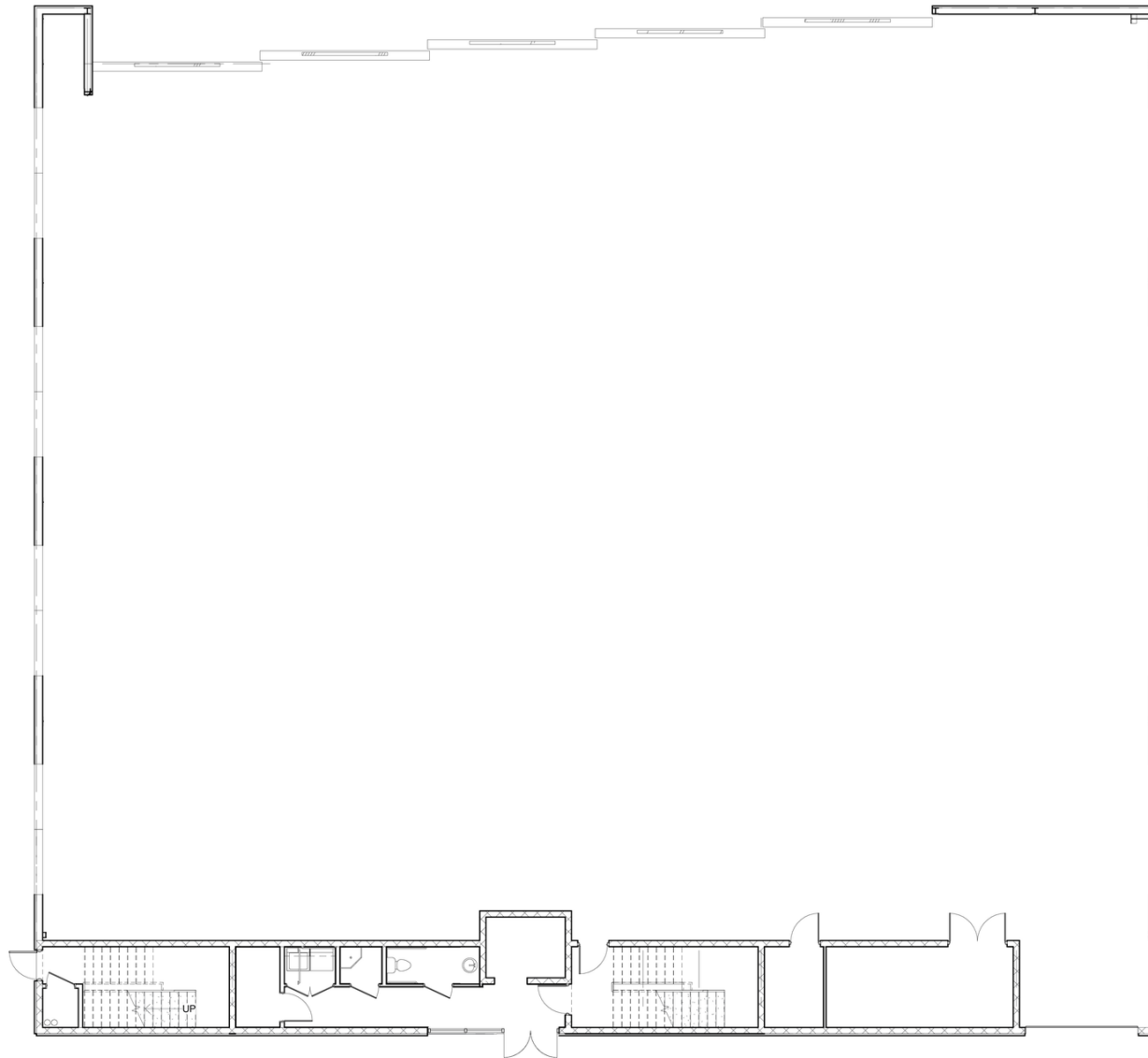
|                  |       |        |         |
|------------------|-------|--------|---------|
| 2020 HOUSEHOLDS  | 2,807 | 41,438 | 97,442  |
| 2024 HOUSEHOLDS  | 2,908 | 45,242 | 106,613 |
| PROJECTED (2029) | 3,384 | 53,039 | 125,022 |

## HOUSEHOLD INCOME

|                      |          |          |          |
|----------------------|----------|----------|----------|
| AVG INCOME (2024)    | \$94,734 | \$80,199 | \$97,342 |
| MEDIAN INCOME (2024) | \$76,786 | \$58,893 | \$73,117 |



# HANGAR FLOOR PLAN

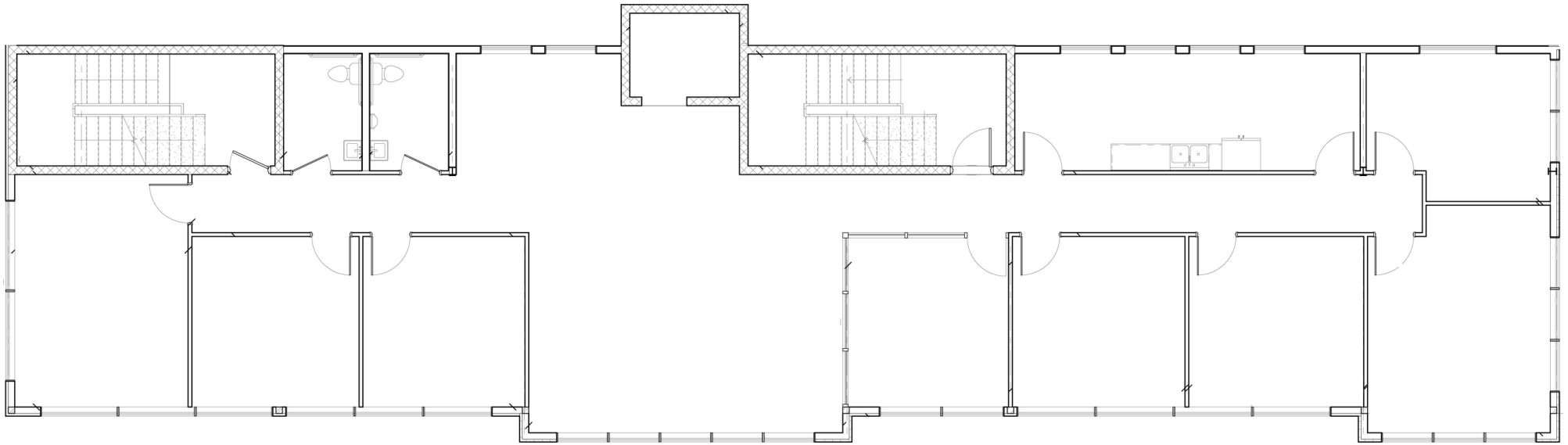


Main Floor  
13,200 SQFT





# OFFICE FLOOR PLAN



Second Floor  
3,492 SQFT



**WOODLEY** | R E A L E S T A T E

BRYCEN WOODLEY  
BRYCEN@WOODLEY.CO  
503-709-9079

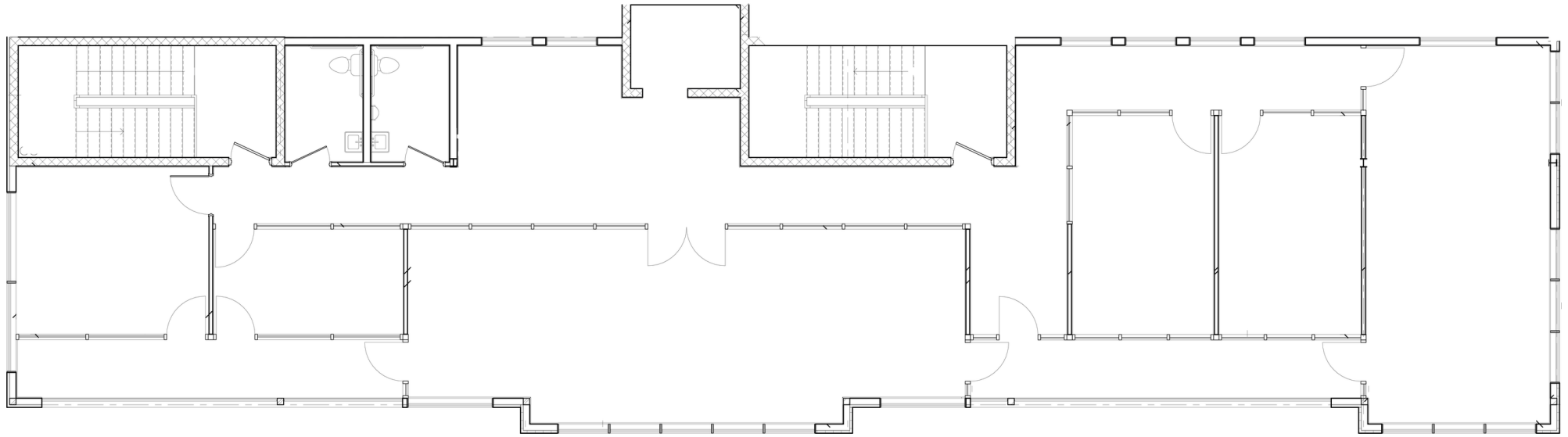
SCOTT FAIRBANKS  
SCOTT@WOODLEY.CO  
801-830-2234

ERIC WOODLEY  
ERIC@WOODLEY.CO  
801-362-7848

ONLINE  
WOODLEY.CO



# OFFICE FLOOR PLAN



Third Floor  
3,193 SQFT



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BRYCEN WOODLEY  
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503-709-9079

SCOTT FAIRBANKS  
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801-830-2234

ERIC WOODLEY  
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