



FOR LEASE // STATE STREET CORRIDOR

536 South State Street.

Orem, Utah 84058



LOT SIZE

0.60 Acres

LEASE RATE

\$10,000 Monthly

STRUCTURE

Build-to-Suit or
Ground Lease

MLS NUMBER

2160684

Matt Sumsion · Listing Broker · 801-616-9164 · matt@sumsionrealestate.com

01 The Opportunity

Your customers already drive past this corner every day. State Street through south Orem carries 59,000 vehicles per day — the single busiest stretch of the corridor between Provo and Pleasant Grove — and this 0.60-acre pad puts your brand in front of all of it. Positioned between University Parkway and Center Street, the site sits in the middle of Orem's densest run of retail, dining, and daily-needs traffic, surrounded by established neighborhoods and new multi-family rooftops on every side.

The property is offered for lease, and the structure is built around the tenant: the ownership will build to suit if needed, or ground-lease the pad and let your team build — whichever your concept prefers. Either path gets a new location on one of Utah County's most recognized commercial corridors without the capital weight of buying the dirt.

59,000

VEHICLES PER DAY

UDOT 2024 traffic count, 800 South to Center Street segment

0.60

ACRES OF FRONTAGE

Direct exposure on State Street

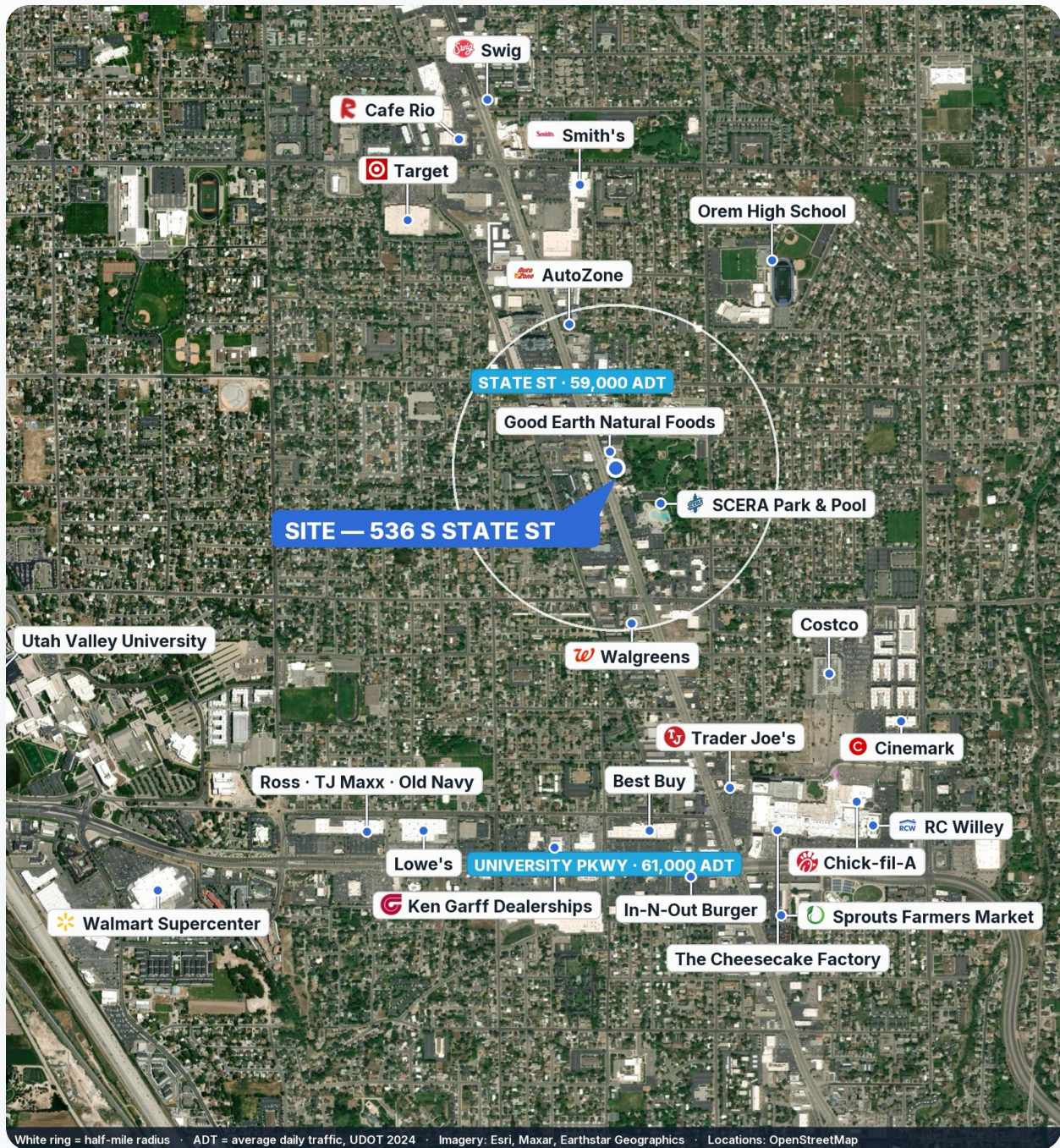
\$10,000

MONTHLY LEASE RATE

Build-to-suit and ground lease options

PROPERTY ADDRESS	536 South State Street, Orem, Utah 84058
LISTING STATUS	Active — MLS Number 2160684, UtahRealEstate.com
LOT SIZE	0.60 acres
FRONTAGE	State Street
LEASE STRUCTURE	For lease — the ownership will build to suit if needed, or structure a ground lease, depending on what the tenant prefers
ASKING RATE	\$10,000 per month, subject to final structure and improvements
LISTING BROKER	Matt Sumsion, Sumsion Real Estate — 801-616-9164 · matt@sumsionrealestate.com

02 Surrounding Businesses



The site sits mid-corridor between two of Utah County's strongest retail nodes — Target, Smith's, Cafe Rio, and Swig toward Center Street on the north; Costco, Trader Joe's, In-N-Out Burger, Chick-fil-A, The Cheesecake Factory, Best Buy, Cinemark, Lowe's, and Walmart at University Parkway on the south. Road labels are 2024 UDOT traffic counts; the white ring is a half mile around the site.

03 Site and Corridor



- **Corridor position**
Mid-block on State Street between University Parkway and Center Street, in south Orem's established retail core.
- **The company you keep**
Good Earth Natural Foods anchors the block just north of the site; University Place — home to Costco, Trader Joe's, The Cheesecake Factory, Dillard's, and RC Willey — is about one mile northeast; and a Walmart Supercenter draws daily traffic one mile south, just off State Street.
- **Surroundings**
Dense single-family neighborhoods and newer multi-family communities immediately behind the site; established retail, dining, and service users on both sides of the corridor.
- **Access and visibility**
Direct State Street frontage with strong sight lines in both directions on a seven-lane section of State Street.
- **Demand drivers**
University Place, Utah Valley University, and the Orem Center Street civic core all sit within roughly two miles.

04 Who This Site Was Built For

01 Drive-Through Quick Service and Coffee

Small-format drive-through concepts thrive on exactly this traffic profile; the pad size fits modern double-lane prototypes.

02 Automotive Services

Quick-lube, tire, and auto-care brands match the corridor's history and the site's layout.

03 Financial Services

A branded bank or credit union branch with drive-up lanes fits the parcel and the corridor's daily-needs traffic.

04 Medical and Dental Retail

High-visibility outparcel medicine — urgent care, dental, aesthetics — benefits from the rooftop density on every side.

05 Showroom and Destination Retail

The former dealership use proves the corner's strength for vehicle and big-ticket display.



Matt Sumsion

LISTING BROKER // SUMSION REAL ESTATE

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Schedule a site walk — call or text Matt directly.

Traffic count is the 2024 annual average daily traffic published by the Utah Department of Transportation for the 800 South to Center Street segment of State Street. Listing information from UtahRealEstate.com, MLS Number 2160684. All information is deemed reliable but is not guaranteed; prospective tenants should independently verify all facts, measurements, zoning, and entitlements with the relevant municipality prior to executing a lease.

kw WESTFIELD EXCELLENCE