



Retail for Lease

Park Place

45 South State Street | Orem, Utah

Property Information

- 13,300 SF and 1,300 SF available in Smith's anchored center
- Great visibility from State Street (58,000 ADT)
- NNN Fees: \$4.61/SF
- Co-Tenants:

Smith's

ZUPAS

Gallo Giro

PANDA EXPRESS

Jersey Mike's

SALLY BEAUTY

T-Mobile

OGDEN'S
FLOORING/DESIGN

Contact:

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McKenna Andrew

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated | 20,365 | 124,934 | 227,148 |
| 2030 Projected | 20,951 | 130,110 | 239,798 |
| Households | | | |
| 2025 Estimated | 7,390 | 39,945 | 76,568 |
| 2030 Projected | 7,390 | 42,626 | 76,568 |
| Income | | | |
| 2025 Median HHI | \$82,192 | \$90,221 | \$82,659 |
| 2025 Average HHI | \$109,516 | \$118,846 | \$111,337 |

Site Plan

CENTER STREET- 31,500 ADT



STATE STREET 58,000 ADT



Smith's

Sally Beauty
Bad Apple

13,300 SF

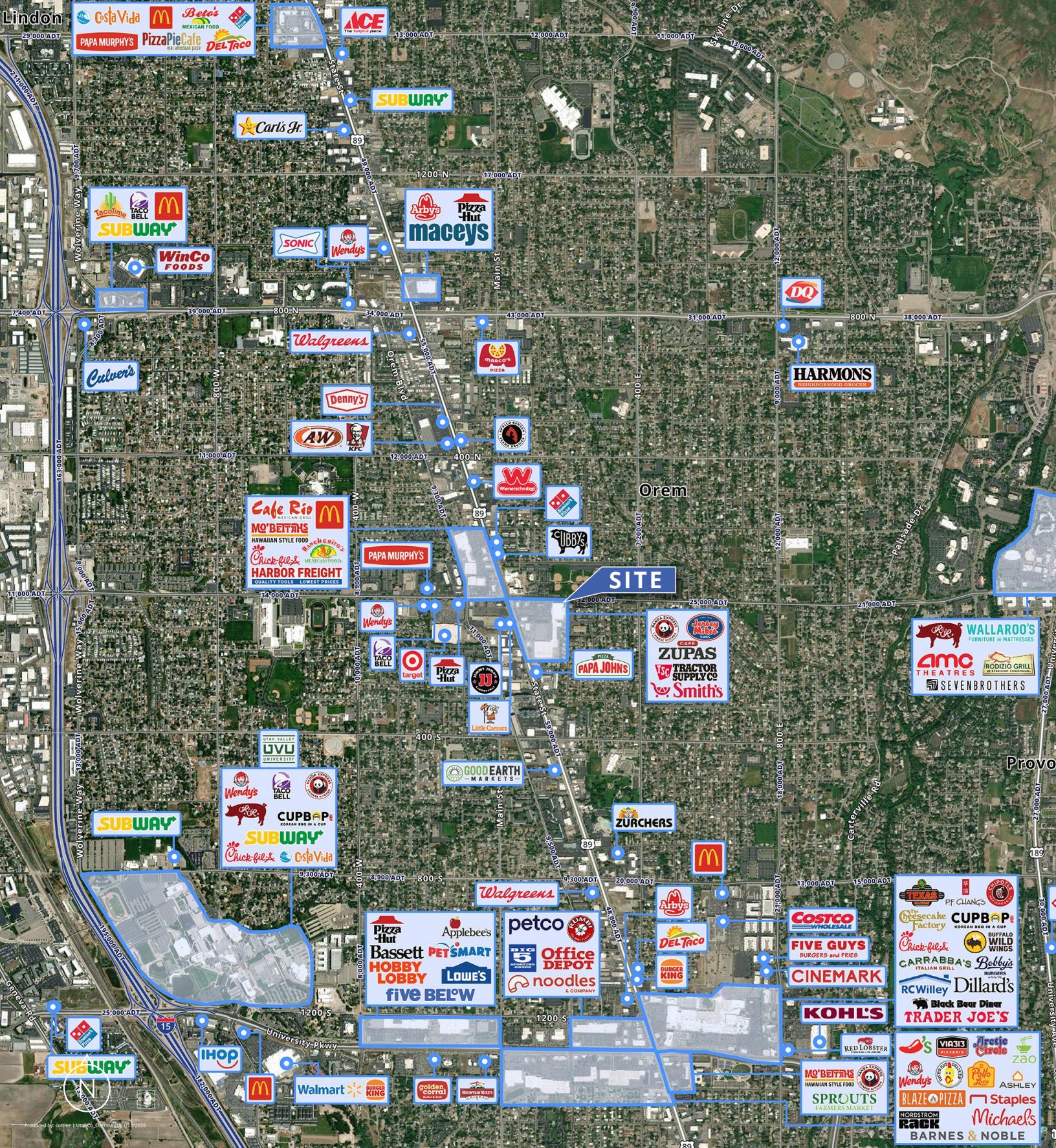
El Gallo Giro
Big Daddy's Pizza
Nail Expo
1,300 SF
Security Finance
Orem Floral
Post Mart
Modifi Salon
Ogden Flooring

KING BUFFET

TRACTOR SUPPLY CO

(not a part)

- Available
- LOI Submitted
- At Lease
- Leased



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