



FOR SUBLEASE

## Turn-Key Restaurant Sublease

149 North State Street | Orem, UT, 84057

Situated in the heart of Utah County, the Orem Plaza Shopping Center is centrally located along State Street, offering excellent freeway access via the Orem Center Street Exit. With close proximity to numerous restaurants and hotels, coupled with panoramic views of the Timpanogos Mountain Range, this shopping center represents unmatched visibility due to the constant foot traffic driven by powerful anchor tenants.

- Size: 3,456 SF
- Turn-Key Restaurant
- \$16.00 PSF
- NNN (\$4.07 PSF)
- Building Signage Available
- All FF&E to be included for tenant use
- Offering easy freeway and arterial access
- Abundant parking
- Two restrooms

### Contact:

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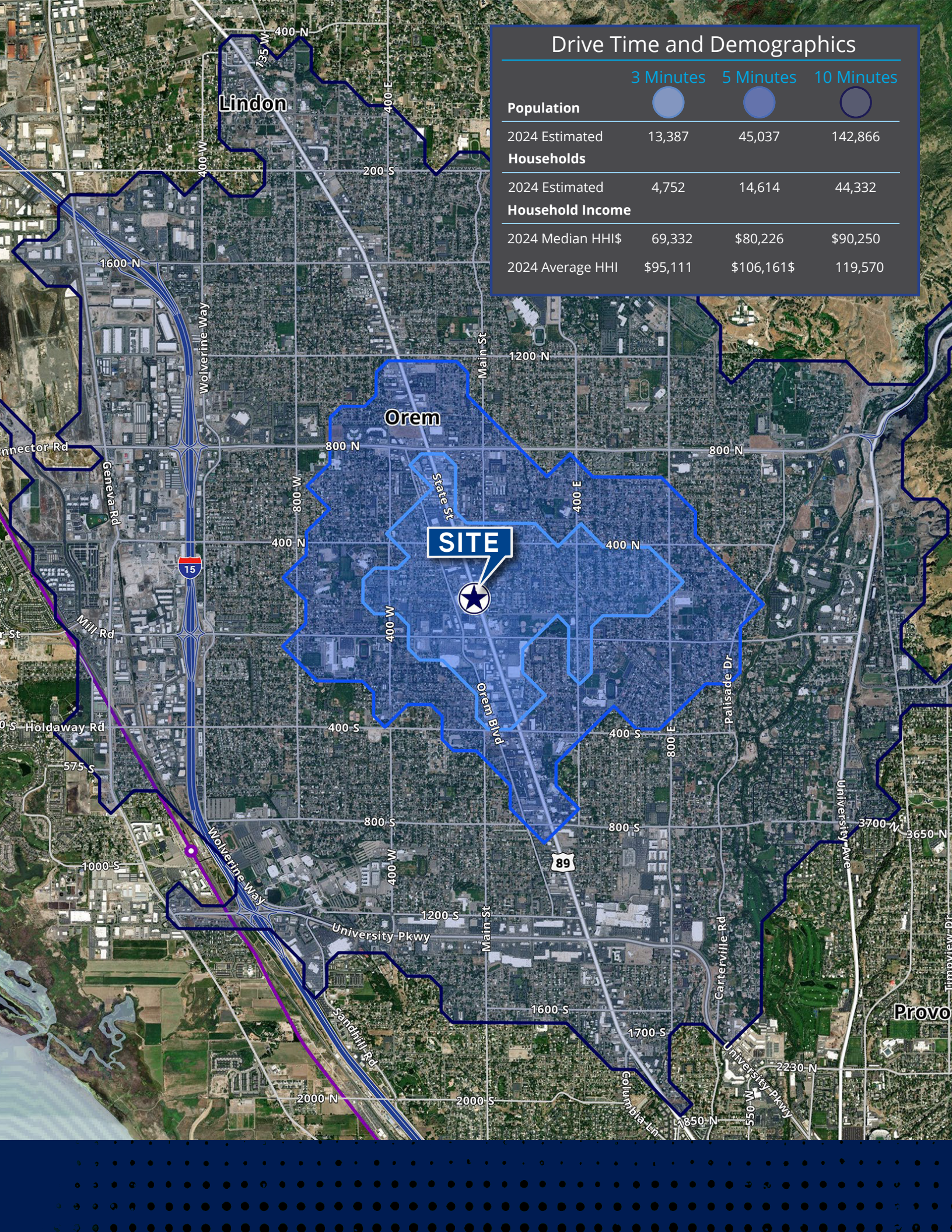
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## Drive Time and Demographics

3 Minutes 5 Minutes 10 Minutes

### Population

2024 Estimated

13,387

45,037

142,866

### Households

2024 Estimated

4,752

14,614

44,332

### Household Income

2024 Median HHI\$

69,332

\$80,226

\$90,250

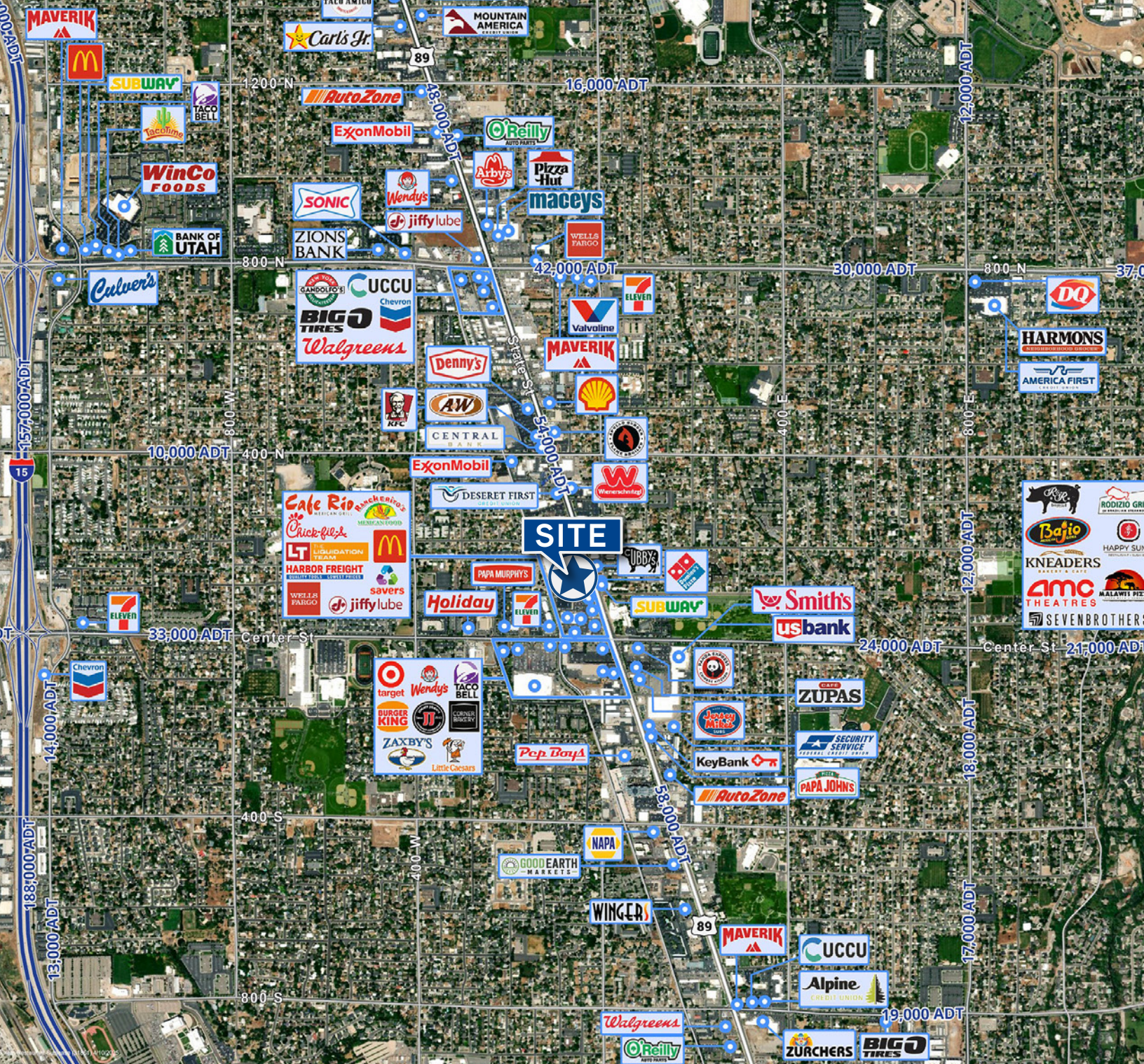
2024 Average HHI

\$95,111

\$106,161\$

119,570





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