

Colliers

FOR SALE - INVESTMENT FULLY LEASED (5,000 SF) THREE TENANT BUILDING

To Be Announced



Investment Opportunity

North Grove Retail Center 1563 West State Street Pleasant Grove, UT

Property Information

- Fully leased three tenant building
- Tenants: Zeppes, Taava Italian Pizza, Middle Tenant TBA
- New construction
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- Nearby co-tenants:



Pleasant Grove State Street

Sales Info:

Cap Rate: 6.5%

NOI: \$250,000

Contact:

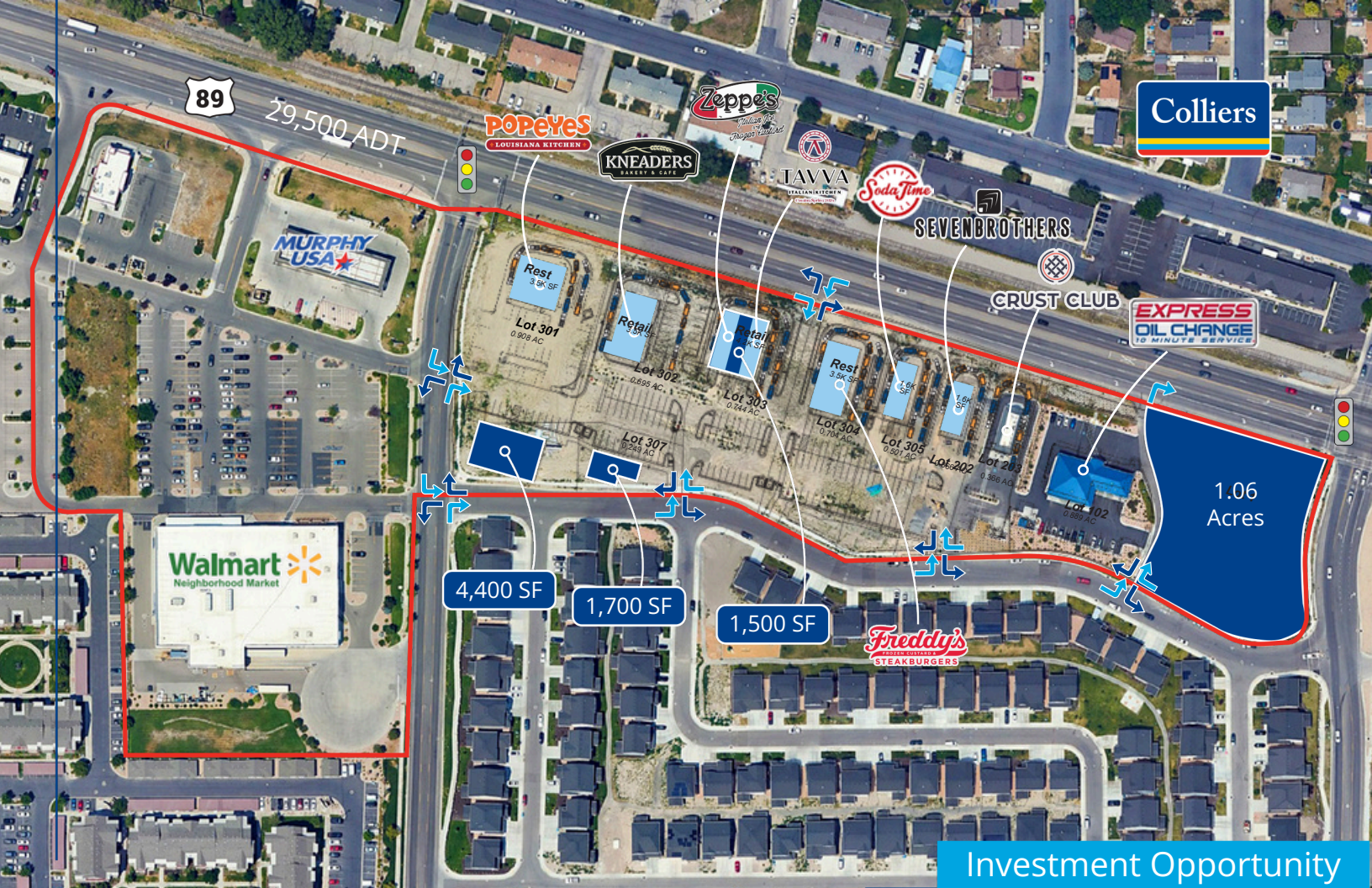
David Runnells, owner/agent
Vice President
+1 801 427 1511
david.runnells@colliers.com

Nate Runnells
Commercial Broker
+1 801 433 7326
nate.runnells@colliers.com

Accelerating success.

Colliers

2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 610 1300
colliers.com



North Grove Retail Center

1563 West State Street

Pleasant Grove, UT

Property Information • Retail pads and shop space

- w/ drive thru available
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- New midblock State Street access
- Newly widened State Street road
- Contact Broker for pricing and availability
- Nearby co-tenants:



North Grove Commercial Project Map

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	16,895	79,422	164,137
2030 Projected	18,468	85,392	176,055
Households			
2025 Estimated	6,150	24,796	49,407
2030 Projected	6,942	27,525	54,566
Income			
2025 Median HHI	\$85,912	\$103,995	\$111,285
2025 Average HHI	\$107,302	\$132,380	\$141,701



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