

LINDON COMMERCIAL LAND FOR SALE OR LEASE

State Street & Songbird Lane SEC (550 North Hawks Rise Lane) • Lindon, Utah 84042



HIGHLIGHTS

- 2.1 ACRES
- SALE PRICE: \$20 PSF
- GROUND LEASE OR BTS: CONTACT AGENT FOR PRICING
- ACCESS/VISIBILITY FROM STATE ST
- NEAR WALMART
- ZONED CG (GENERAL COMMERCIAL) WITHIN (PRD) PLANNED RESIDENTIAL DISTRICT OVERLAY

CONNOR DEBRY

801.557.9119 | cdebry@legendllp.com

ALEX DEBRY

801.556.1421 | adebry@legendllp.com

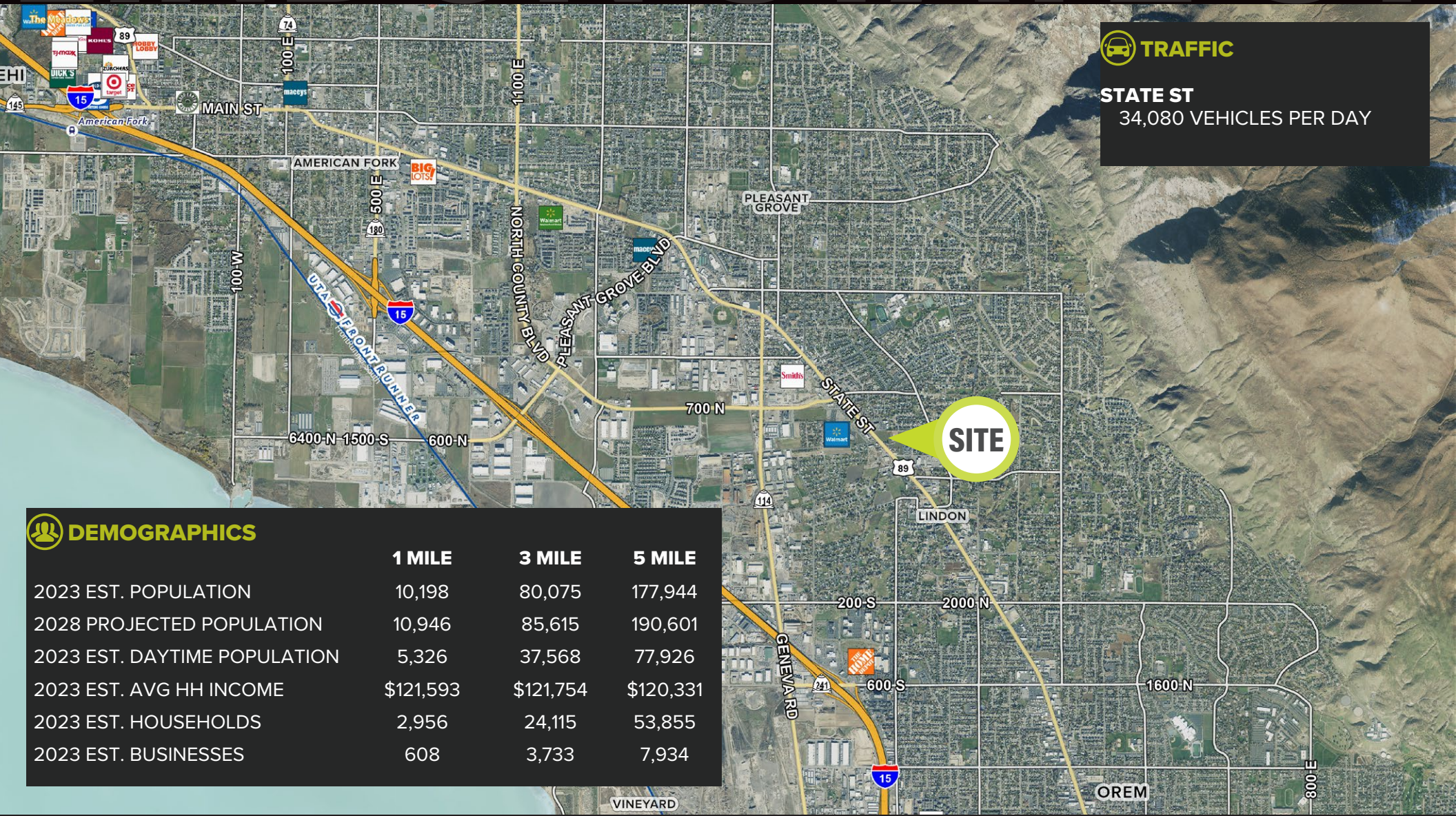
PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

LINDON STATE ST

LOCATION



TRAFFIC

STATE ST
34,080 VEHICLES PER DAY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	10,198	80,075	177,944
2028 PROJECTED POPULATION	10,946	85,615	190,601
2023 EST. DAYTIME POPULATION	5,326	37,568	77,926
2023 EST. AVG HH INCOME	\$121,593	\$121,754	\$120,331
2023 EST. HOUSEHOLDS	2,956	24,115	53,855
2023 EST. BUSINESSES	608	3,733	7,934

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