

# Lindon, UT Retail Pads

680 N State Street Lindon, UT

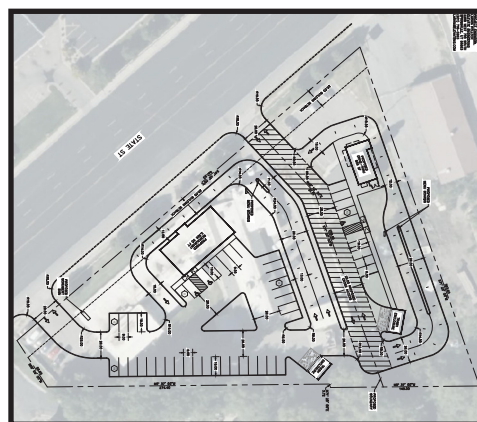
AVAILABLE



## PROPERTY HIGHLIGHTS

- ±1.94 Acres
- Drive-Thru Permitted
- Traffic Counts - 35,000 VPD (2023) on State Street
- Zoned General Commercial
- Lot 1 - 1.23 Acres
- Lot 2 - .71 Acres - Leased
- Shadow Anchored by Walmart Supercenter (200K Monthly Visits - Placer.ai)
- Rare Infill Opportunity in Mature Area

## SEE AGENT FOR PRICING



**ANDERSON CRG**  
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204  
Provo, Utah 84604  
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**Jon Anderson**

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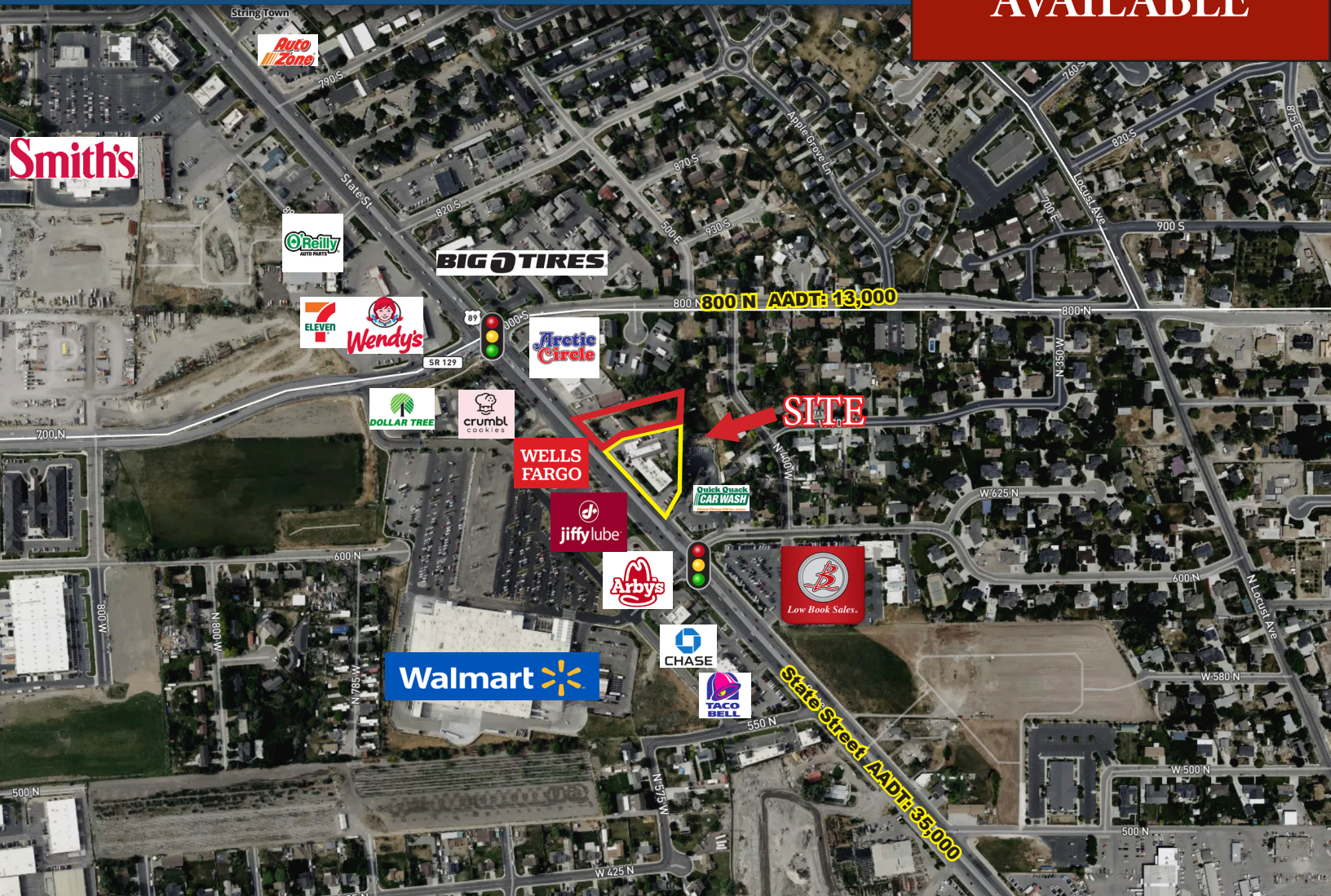
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## DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

### Households

2022 2,355 22,376 50,209

### Population

2022 7,907 74,180 165,615

### Income

2022 \$97,637 \$90,605 \$87,000

## Nearby:

**Walmart**



**Smith's**



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