

Orem Commercial Land

~115 S Orem Blvd | Orem, UT

**FOR SALE OR
GROUND LEASE**



PROPERTY HIGHLIGHTS

- 0.83 Acres
- 260' Frontage on Orem Blvd
- Zoned C2 - Commercial
- Traffic: 11,000 AADT on Orem Blvd (UDOT 2024)
- Next to #1 Target in Utah (1 of 17 - Placer AI)
- Located in the Heart of Orem, UT

**SALE PRICE:
\$725,000**

**GROUND LEASE:
\$65,000/YR NNN**



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

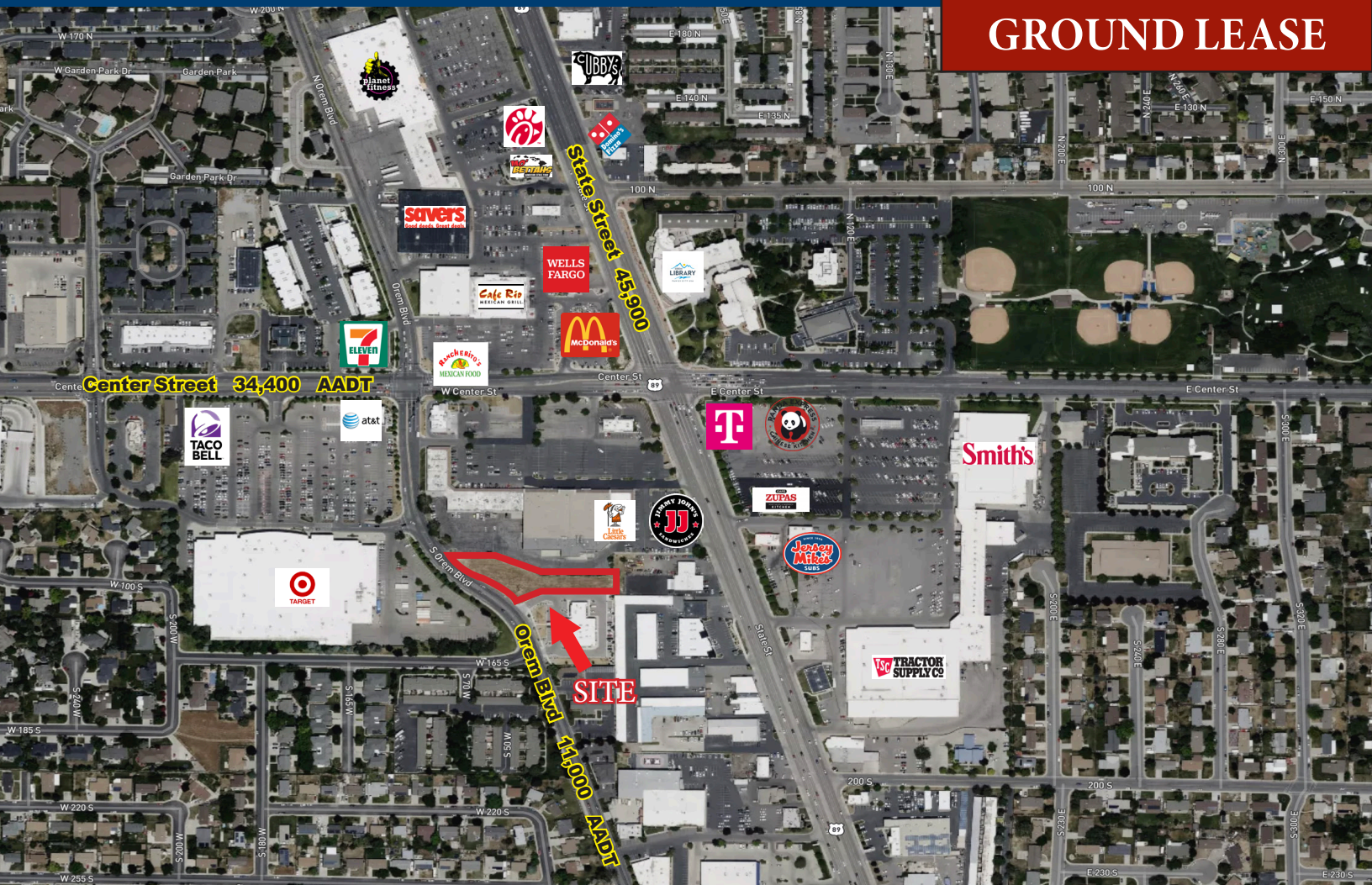
Caden Bryan
Agent
Caden@andersoncrg.com
(435) 881-7294

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

Orem Commercial Land

~115 S Orem Blvd | Orem, UT

**FOR SALE OR
GROUND LEASE**



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2023	19,182	127,846	221,702
Households			
2023	6,597	40,220	67,708
Income			
2023 Median	\$74,269	\$86,140	\$76,980



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Caden Bryan
Agent
Caden@andersoncrg.com
(435) 881-7294

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.