

# LOCATION



# CROSSPOINTE 2ND-GEN RESTAURANT W/ DRIVE-THRU

1667 North State Street | Orem, UT



## DEMOGRAPHICS

|                              | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| 2024 EST. POPULATION         | 19,303    | 106,879   | 192,455   |
| 2029 PROJECTED POPULATION    | 20,647    | 114,655   | 209,359   |
| 2024 EST. HOUSEHOLDS         | 5,699     | 33,147    | 60,635    |
| 2024 EST. AVG HH INCOME      | \$115,099 | \$117,802 | \$119,867 |
| 2024 EST. BUSINESSES         | 823       | 5,113     | 9,348     |
| 2024 EST. DAYTIME POPULATION | 5,866     | 46,692    | 89,984    |

## TRAFFIC

**STATE STREET**  
45,921 VEHICLES PER DAY

**1600 NORTH**  
21,475 VEHICLES PER DAY

## HIGHLIGHTS

- **SIZE: 2,500 SF**
- **RATE: \$37 PSF / NNN-\$3.75 PSF**
- **FREESTANDING W/ DRIVE-THRU**
- **COVERED PATIO SEATING**
- **400-AMP 3-PHASE SERVICE**
- **46K AVERAGE DAILY TRAFFIC ON STATE STREET**

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# 1667 N STATES STREET

