



# FOR LEASE AUTOMOTIVE BUILDING

828 South University Ave | Provo, Utah 84601

## Property Highlights

- Size: 1,540 SF
- Lease Rate: \$5,500/Month NNN
- 2 Drive-Thru Bays
- Quietly Marketed - Do Not Disturb Business

JOE MILLS  
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PARTNER **XTEAM**  
RETAIL ADVISORS

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## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

	1 MILE	3 MILE	5 MILE
2025 POPULATION	17,344	98,492	165,923
2030 PROJECTED POPULATION	17,673	96,788	166,963
2025 HOUSEHOLDS	6,269	29,867	50,927
2025 AVG HH INCOME	\$78,414	\$83,718	\$99,537
2025 BUSINESSES	808	3,136	6,416
2025 DAYTIME POPULATION	8,418	30,096	55,707



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SITE

UNIVERSITY AVE 32,000 ADT



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