



Colliers

SITE

1.53 acres

Retail For Lease or BTS

Contact:

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Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
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University Avenue Retail

SWC University Ave & 3700 North
Provo | Utah 84604

Property Information

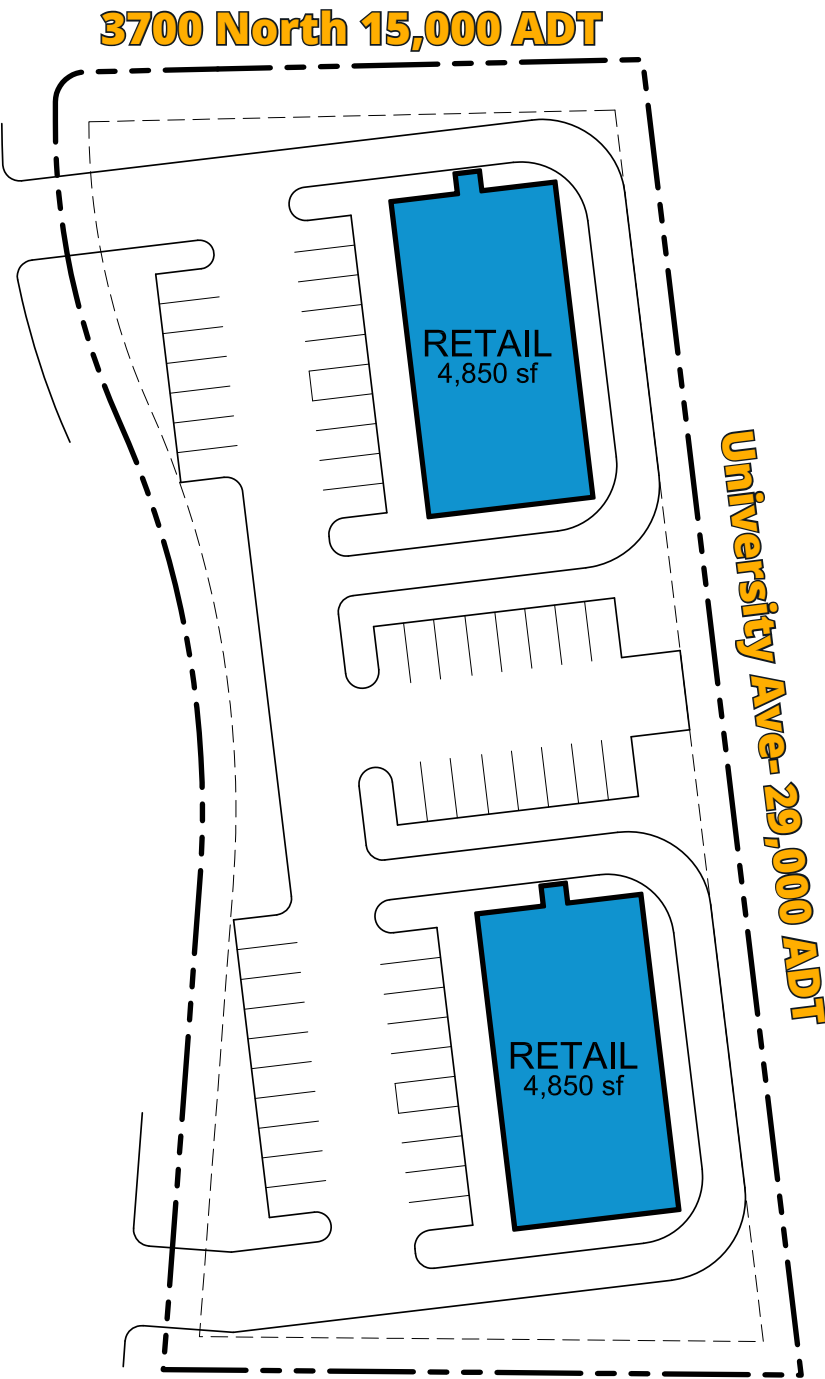
- Drive-thru retail available for lease
- 1.53 Acre Retail Pad Available for Lease or BTS
- Excellent frontage along University Avenue
- Located approx. 2 miles north of BYU
- Excellent Traffic Counts: University Ave- 29,000 ADT | 3700 North- 15,000 ADT
- Call For Pricing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2024 Estimated	10,268	116,066	223,640
2029 Projected	10,665	117,701	229,647
Households			
2024 Estimated	3,141	35,219	69,058
2029 Projected	3,370	36,754	73,265
Income			
2024 Median HHI	\$120,800	\$74,972	\$76,798
2024 Average HHI	\$167,470	\$105,510	\$104,503

Information provided by ESRI Business Analyst

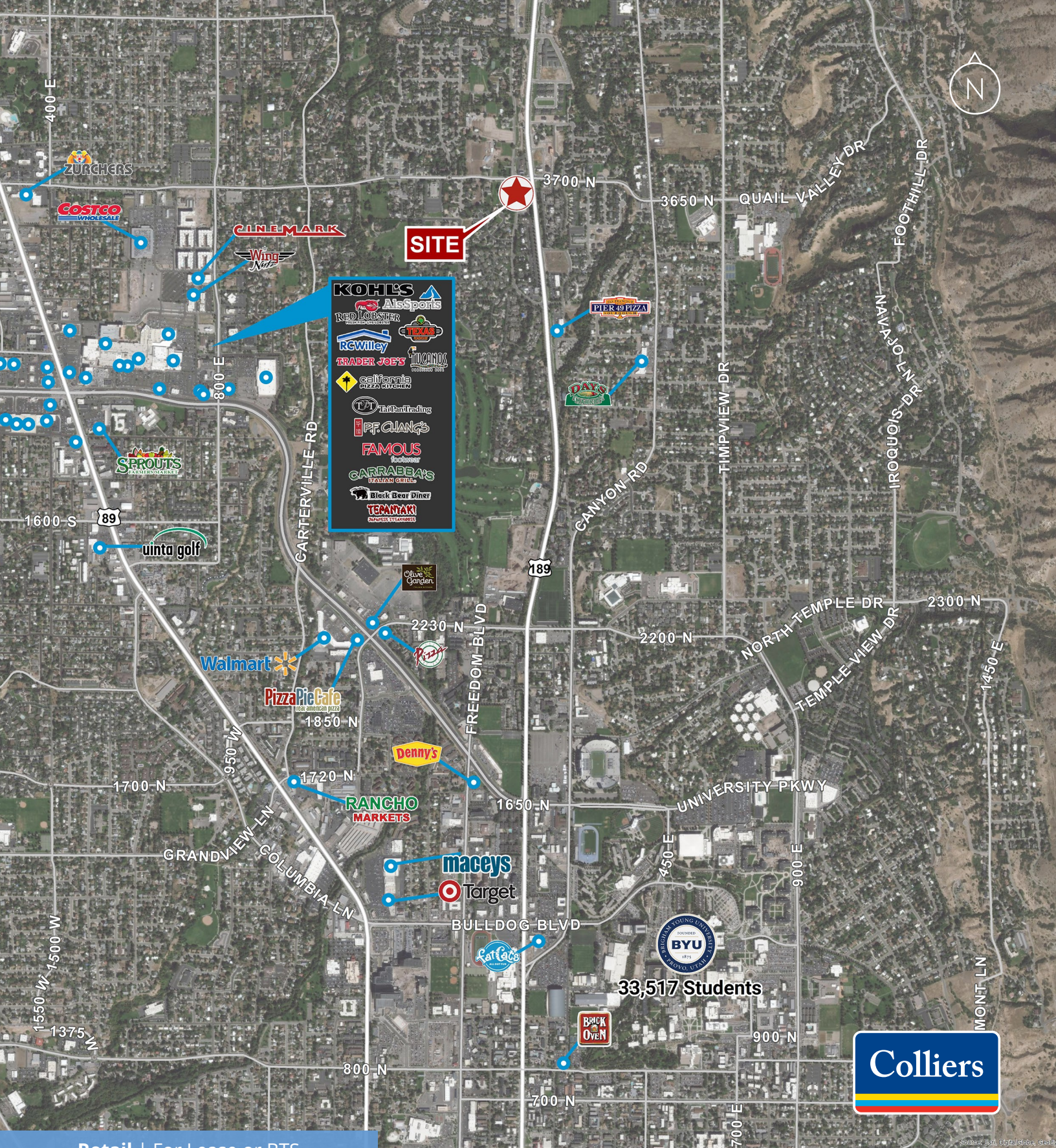
Accelerating success.

Site Plan



LEGEND

- Available
- Proposed
- Leased/Sold



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