

LAKEVIEW COMMERCIAL PADS

FOR GROUND LEASE OR BUILD TO SUIT



PROPERTY DETAILS

1992 SOUTH GENEVA ROAD, OREM, UTAH 84058

- 2.91 Acres
- Close Proximity to Provo Airport and Provo High School
- Nearby Multi Family units
- Traffic Counts: Geneva Road - 12,670 ADT
- Email Agent for Pricing

2024 DEMOS



EST. POPULATION

1 MILE » 16,108
3 MILE » 111,121
5 MILE » 236,562



EST. HOUSEHOLDS

1 MILE » 4,765
3 MILE » 35,459
5 MILE » 73,288



EST. MEDIAN HH INCOME

1 MILE » \$79,757
3 MILE » \$83,470
5 MILE » \$78,697



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

LANCE PENDLETON

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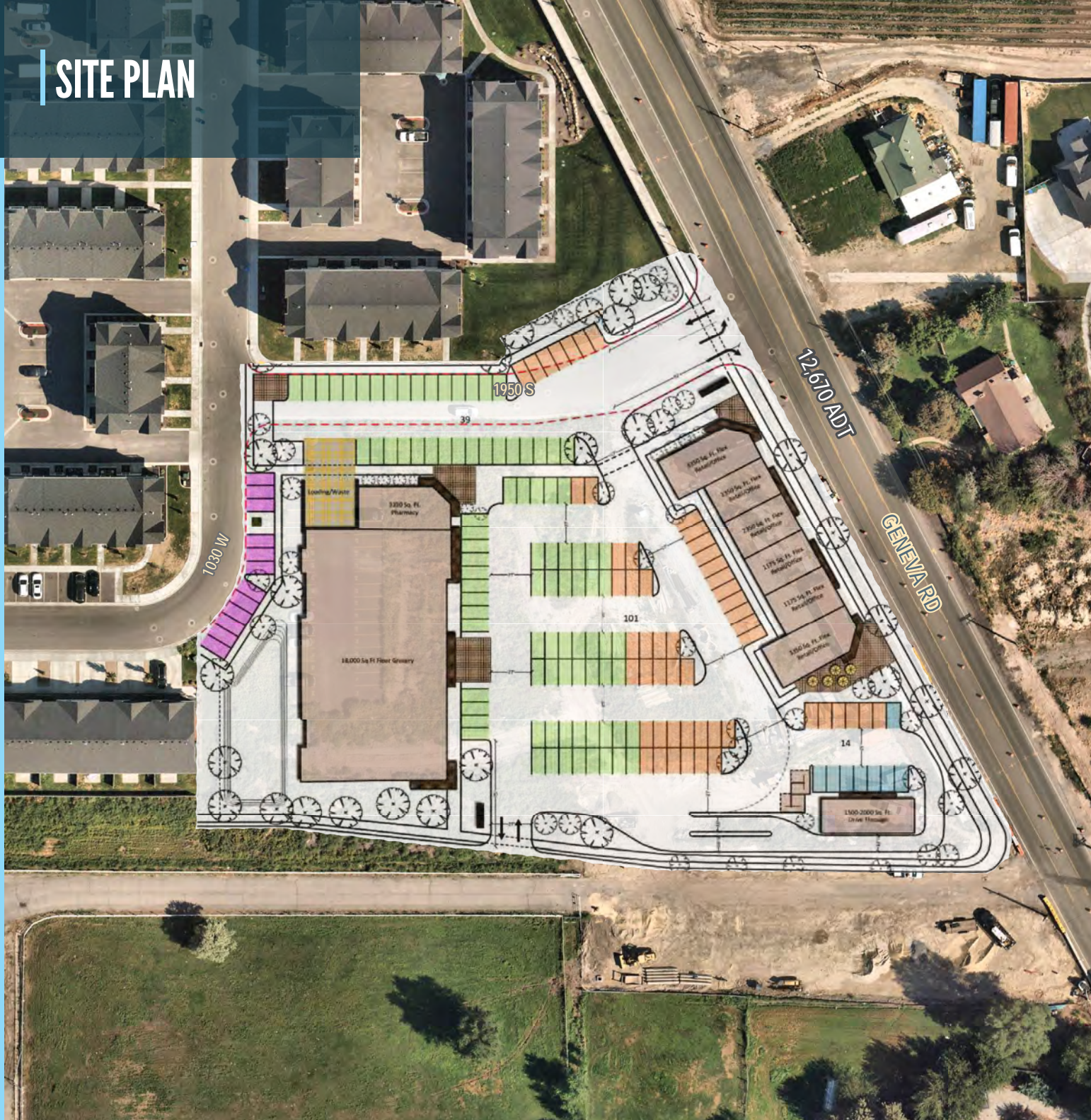
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LAKEVIEW COMMERCIAL PADS

SITE PLAN



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Multi Family Permits **Single Family Permits**

Year

Year

- 🏠 2022 (0)
- 🏠 2021 (12)
- 🏠 2020 (3)
- 🏠 2019 (0)
- 🏠 2018 (5)
- 🏠 2017 (3)
- 🏠 2016 (0)

- 🏠 2022 (47)
- 🏠 2021 (44)
- 🏠 2020 (65)
- 🏠 2019 (83)
- 🏠 2018 (107)
- 🏠 2017 (65)
- 🏠 2016 (42)



SITE



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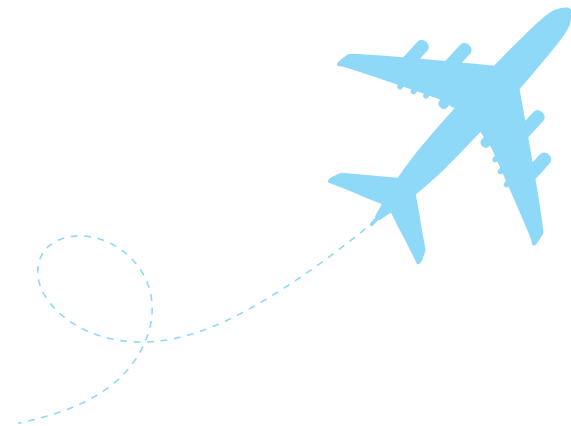
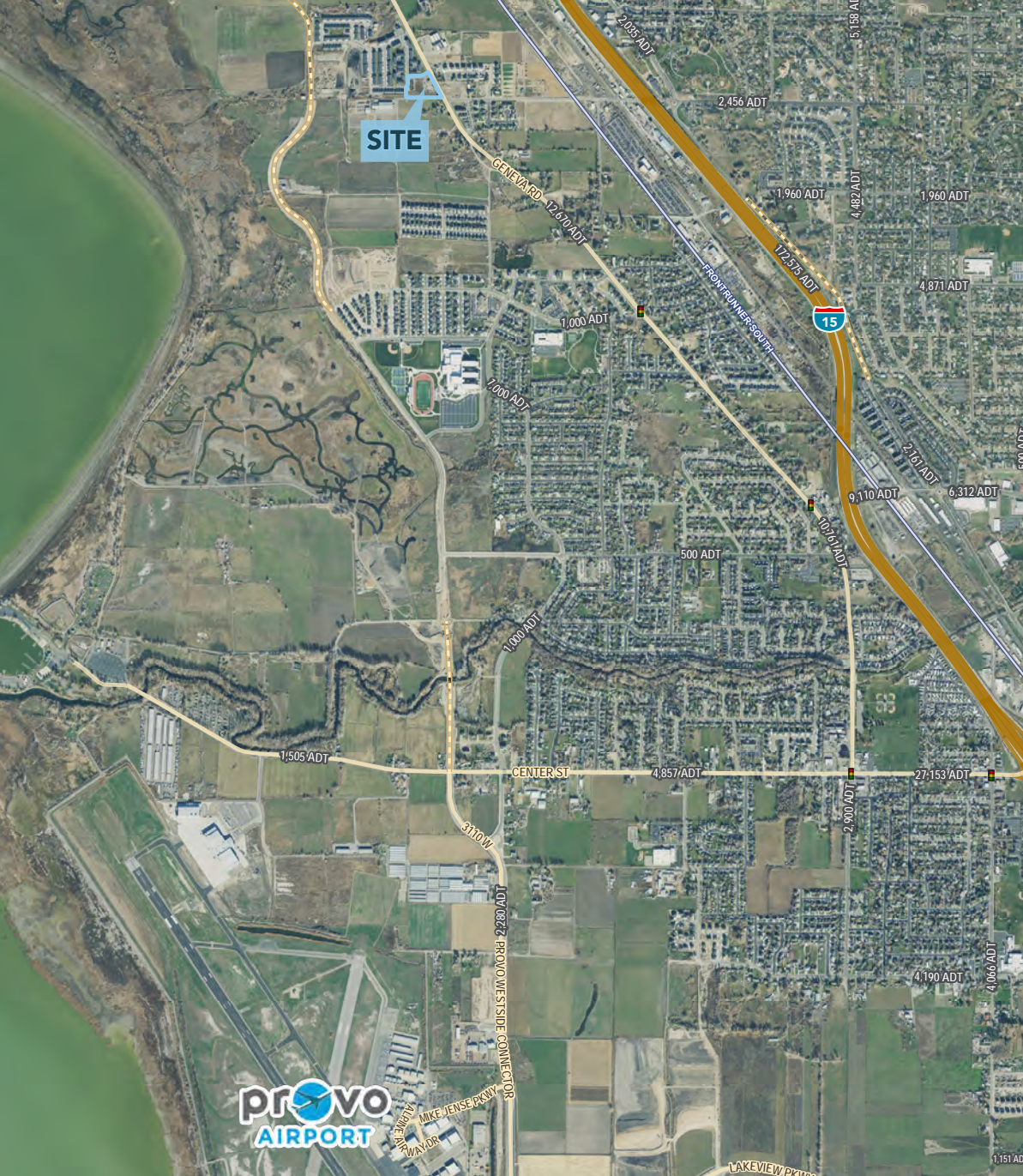
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The Provo Airport is located in Utah County, Utah, about 5 miles west of downtown Provo and 43 miles south of Salt Lake City.

The airport covers an area of 1,330 acres and has a single asphalt runway that is capable of accommodating large aircraft such as Boeing 747s.

In 2020, the Provo Airport served over 282,000 passengers and had over 24,000 aircraft operations (takeoffs and landings). Since the opening of the expansion in July 2022, more than 300,000 passengers have come through. By the end of 2023 they anticipate seeing up to 800,000 passengers.

The Provo Airport is an important economic driver for the region, supporting businesses in industries such as tourism, manufacturing, and distribution. Additionally, the airport has significant potential for future development, particularly in the areas of air cargo and general aviation.



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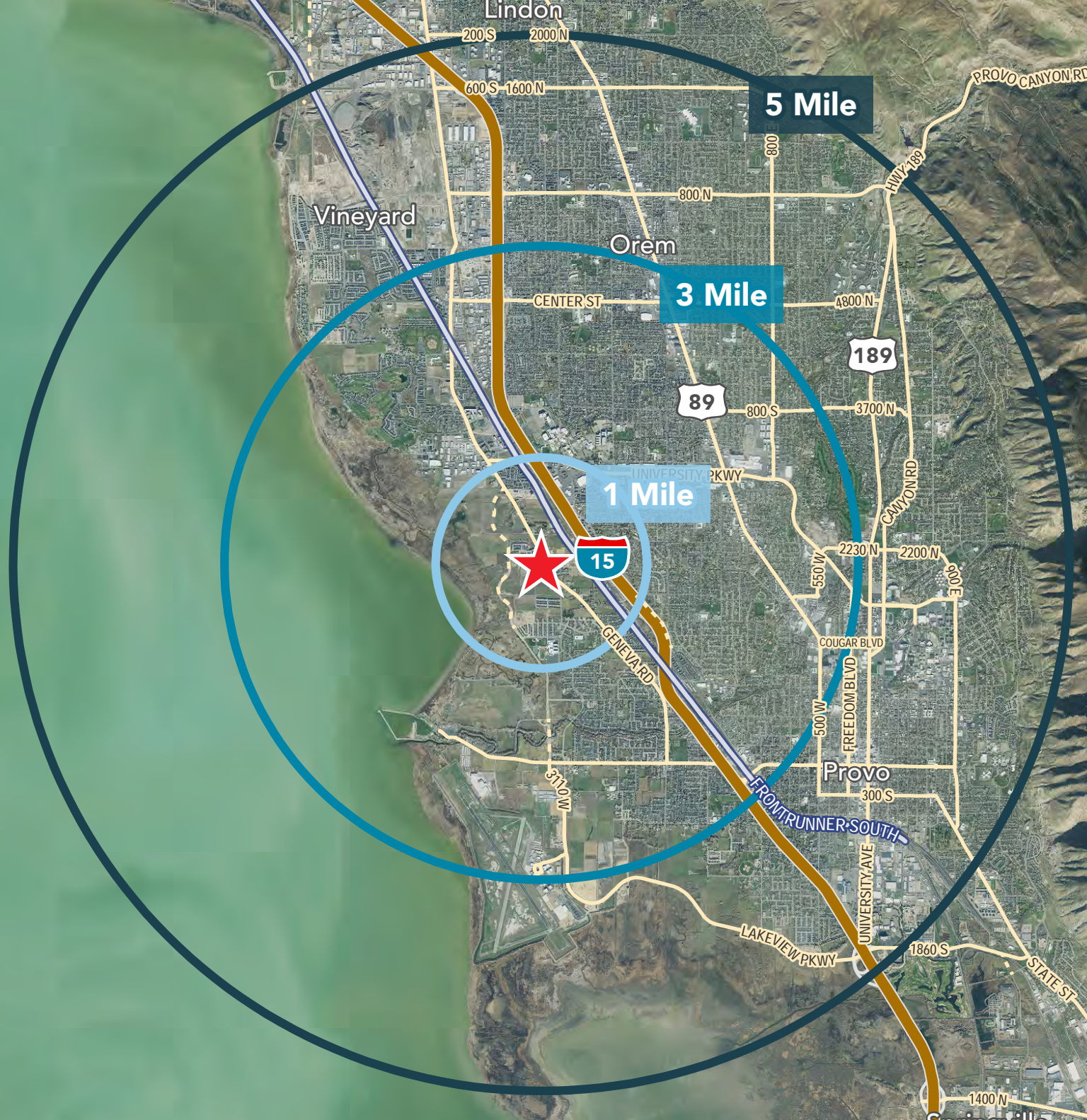
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