



Rare Investment
Opportunity

FOR SALE

Parkway Meadows

1220 N 500 W, Lehi, UT 84043

Property Highlights

- 5,212 SF Office
- .51 Acres
- Built 2004
- Fully Leased - 3 Tenants
- NOI \$90,625.76
- Zoning: Community Commercial
- 31 Parking Stalls

Asking Price:

\$1,537,540

Price Per Square Foot

\$295

CONTACT US

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Colliers International

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	9,817	94,738	191,995
2030 Projected	10,295	103,324	211,768
Households			
2025 Estimated	2,801	27,381	54,591
2030 Projected	2,981	30,841	62,065
Income			
2025 Median HHI	\$109,123	\$135,976	\$132,822
2025 Average HHI	\$129,368	\$162,635	\$161,214
2025 Per Capita	\$36,973	\$46,297	\$46,157

Information provided by ESRI Business Analyst

For Sale

1220 N 500 W | Lehi, Utah

MULTI-TENANT LEHI OFFICE

- Four demised suites (101, 102, 201, 202)
- Tenants in Place

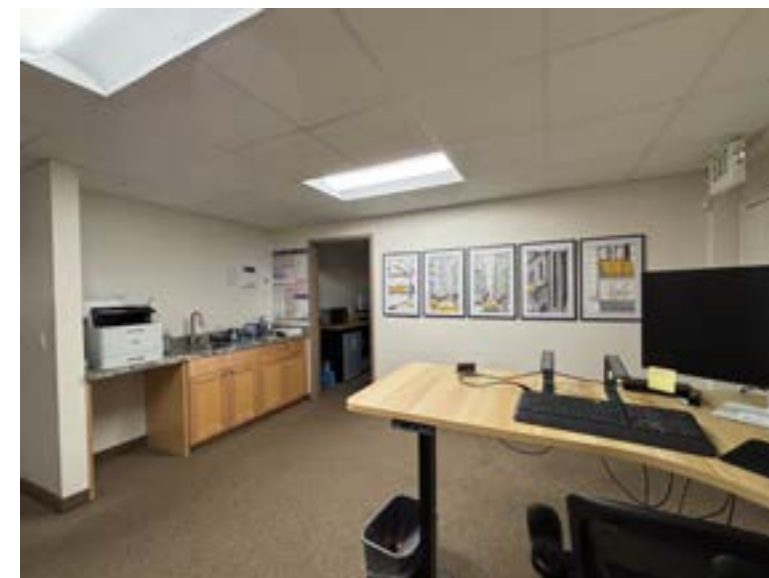
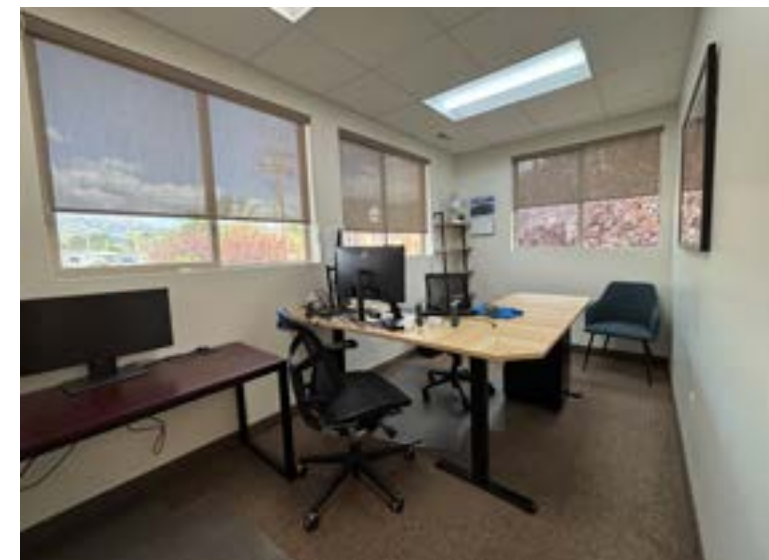
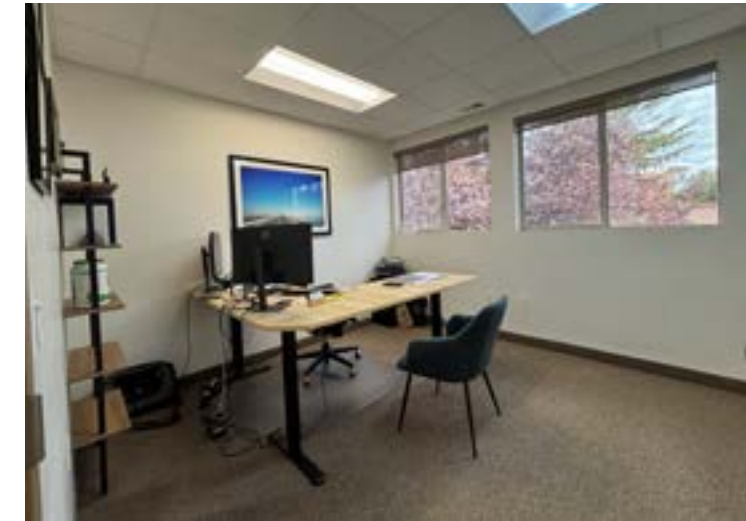
Suite 101 — Calming Touch Massage, LLC

Suites 102 & 202 — Hales Engineering Group, LLC

Suite 201 — Willow Shore Counseling, LLC



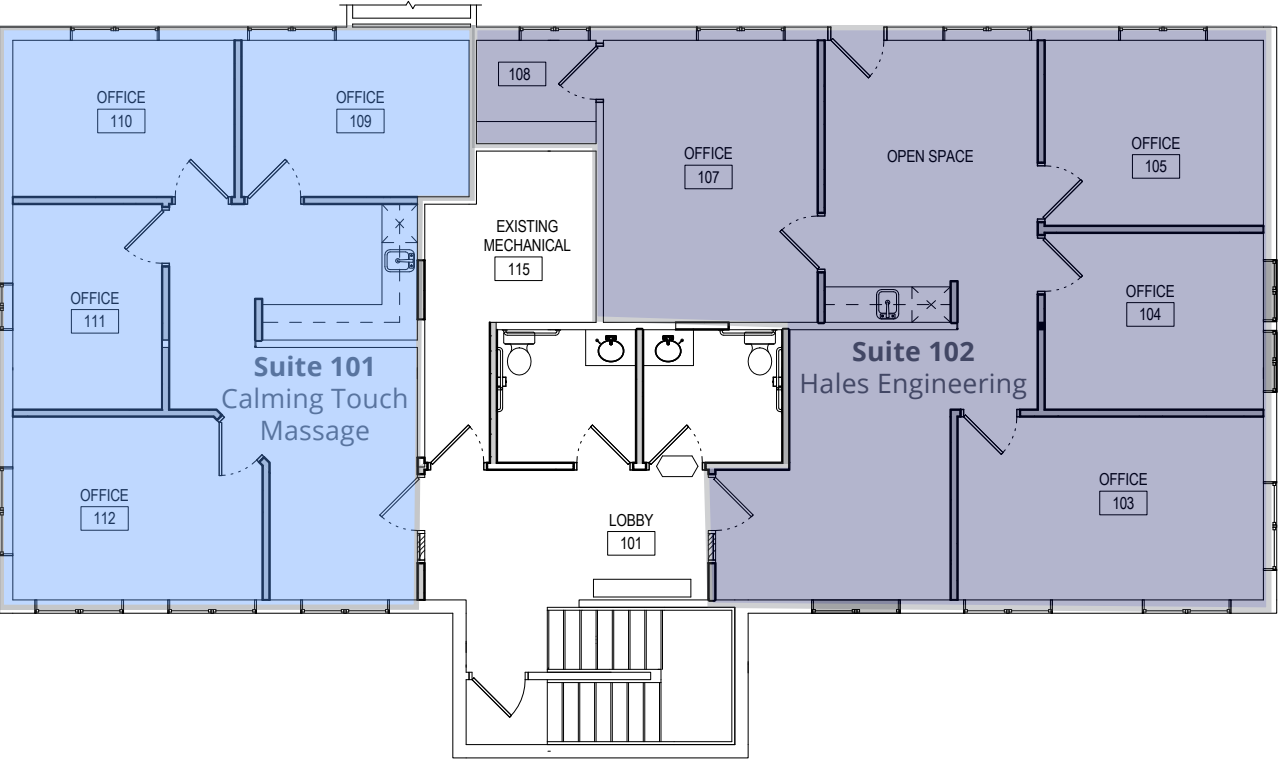
SITE PLAN



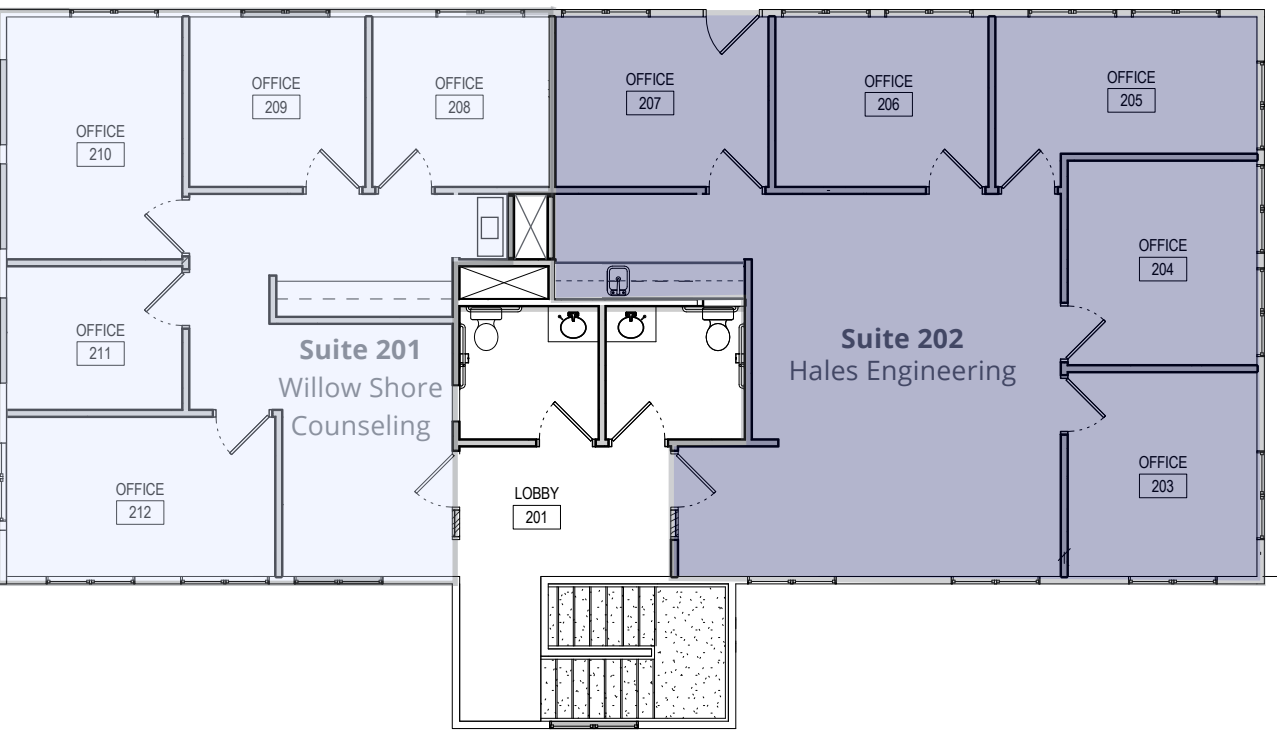
Floor Plan

1220 N 500 W | Lehi, Utah

Floor 1



Floor 2





SITE 

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