

Drive Thru Available



Retail For Lease

Asking Rate:

\$35.00 - 40.00

PSF NNN

***Under Construction***

# Bellaview Place

3200 North 1200 West | Lehi, Utah 84043

## Property Highlights

- Building A:
  - Suite 1 - 3,069 SF - Drive thru available
  - Suite 2 - 2,621 SF
  - Suite 3 - 1,621 SF
  - Suite 5 - 1,492 SF
  - Suite 6 - 1,403 SF
  - Suite 7 - 1,226 SF
- Building D: 2,350 SF - Drive thru available
- One minute to SR-92 (Timpanogos Highway)
- Three minutes to I-15
- Strong demographics
- T.I. Allowance
- NNN's: \$6.50 SF

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Estimated	11,145	69,690	180,150
2028 Projected	12,847	79,534	204,106
<b>Households</b>			
2023 Estimated	3,165	19,459	49,694
2028 Projected	4,058	23,142	57,755
<b>Income</b>			
2023 Median HHI	\$128,766	\$118,734	\$118,673
2023 Average HHI	\$160,054	\$151,994	\$154,011

## Contact:

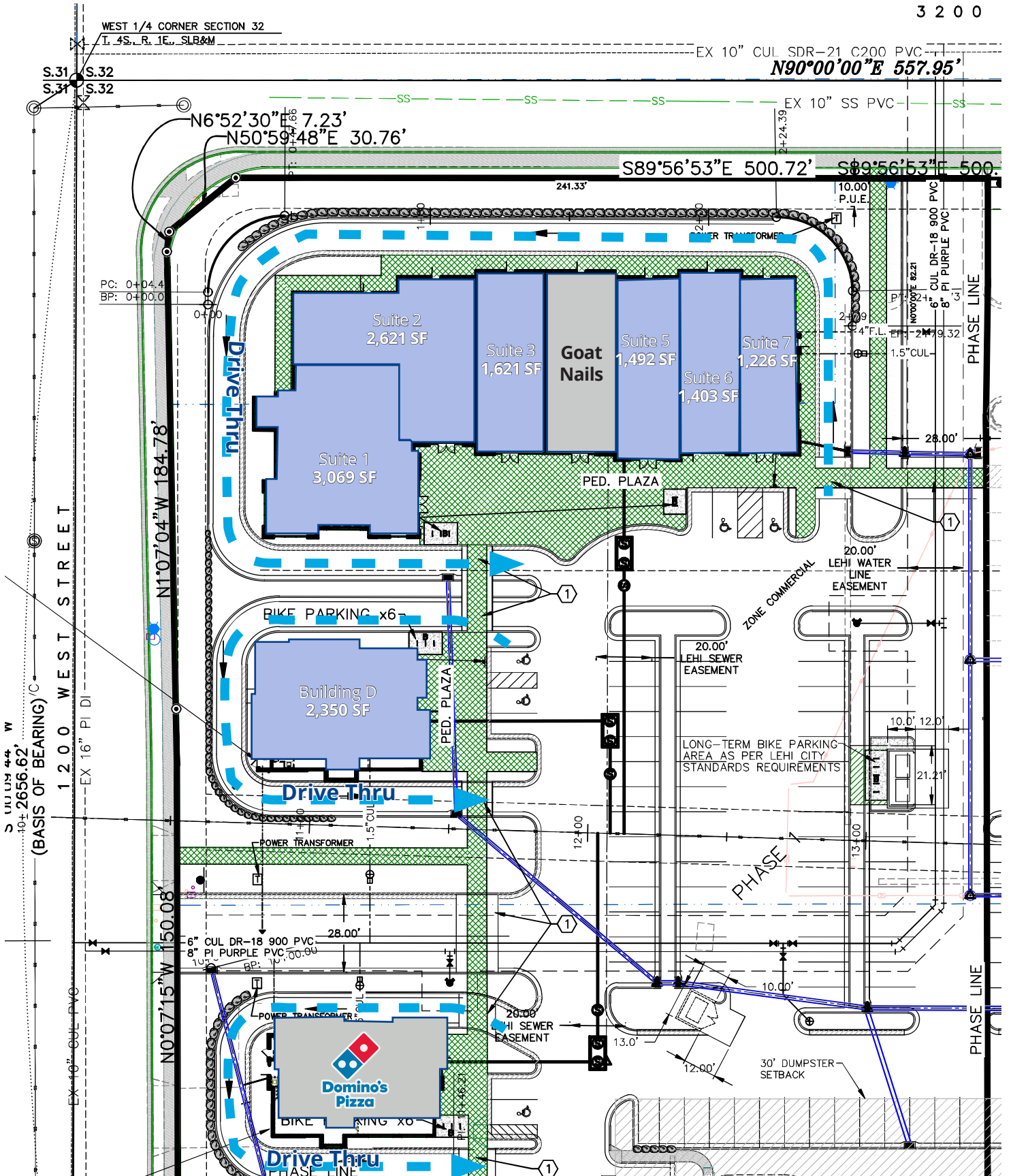
**Ross McClintock, RWA**  
 Vice President  
 +1 661 706 7677  
 ross.mcclintock@colliers.com

**Colliers**  
 2100 Pleasant Grove Blvd. | Suite 200  
 Pleasant Grove, UT 84062  
 Main: +1 801 610 1300  
 colliers.com

Accelerating success.

# Site Plan

3 2 0 0



# Bellaview Place



**Colliers**  
 2100 Pleasant Grove Blvd., Suite 200  
 Pleasant Grove, UT 84062  
 Main: +1 801 947 8300  
 colliers.com

**Ross McClintock, RWA**  
 Vice President  
 +1 661 706 7677  
 ross.mcclintock@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.