

# FOR SALE OR BUILD SUIT



## 217 S Millpond Road, Lehi, UT 84043

- \$1,120,702.97 Asking Price (\$47.00/SF)
- Adjacent to Lehi Main Street Interchange, Macey's, and Lehi High School
- 21,192 Daytime Employment
- \$105,077,463 Food Away From Home Consumer Spending
- High Visibility Corner With Multiple Access Potential
- Drive-Thru Possible

### SURROUNDING TENANTS



## 2025 DEMOS

### EST. POPULATION

- 1 MILE » 9,827
- 3 MILE » 92,374
- 5 MILE » 199,723

### EST. HOUSEHOLDS

- 1 MILE » 3,277
- 3 MILE » 25,718
- 5 MILE » 57,040

### EST. AVERAGE HH INCOME

- 1 MILE » \$116,182
- 3 MILE » \$158,513
- 5 MILE » \$159,788



### CASON ACOR

cason@summitutahcre.com

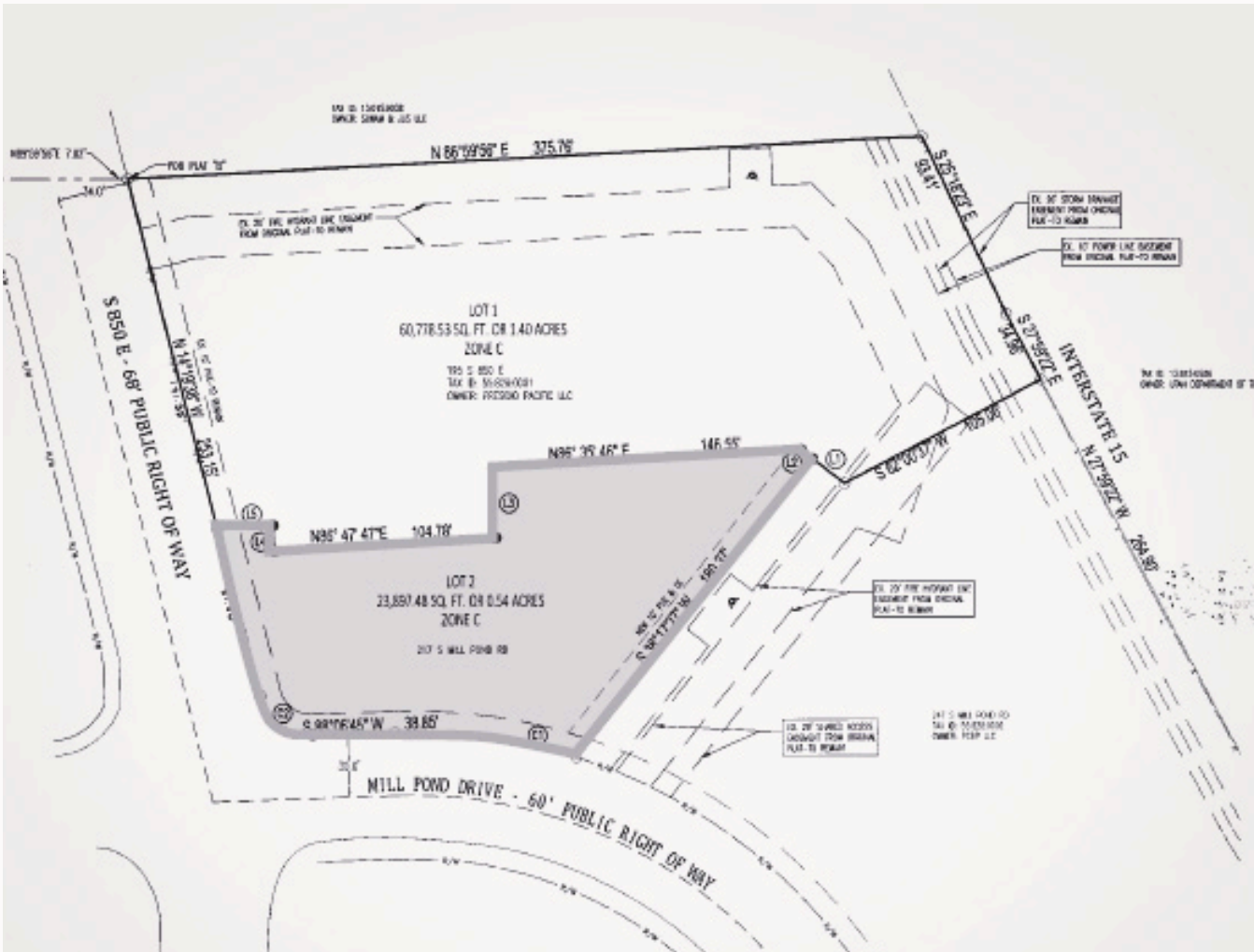
direct: 801.995.5184

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FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, Orem, UT 84097

Office 801.435.5005

# 217 S MILLPOND ROAD



PLAT MAP



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.