

# FOR SUBLEASE FREESTANDING DRIVE-THRU

3777 West 2150 North | Lehi, Utah 84043

SITE



3800 WEST

2100 NORTH WB 21,000 ADT

3600 WEST  
2,000 ADT

## Property Highlights

- 756 SF w/Drive-Thru
- 0.51 Acres
- Total Rent: \$8,500/Month
- ~8 Years Remaining on Initial Term
- Two 5-Year Options
- Built 2025
- New 66-Bed Hospital Opened 0.40 Miles East

DAN ENGLE  
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





# FREESTANDING DRIVE-THRU

3777 West 2150 North | Lehi, Utah 84043

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	13,552	78,196	164,351
2030 PROJECTED POPULATION	18,412	94,744	194,373
2025 HOUSEHOLDS	4,138	21,844	45,347
2025 AVG HH INCOME	\$158,990	\$160,493	\$156,675
2025 BUSINESSES	72	1,960	3,913
2025 DAYTIME POPULATION	1,317	25,342	37,987



DAN ENGLE  
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

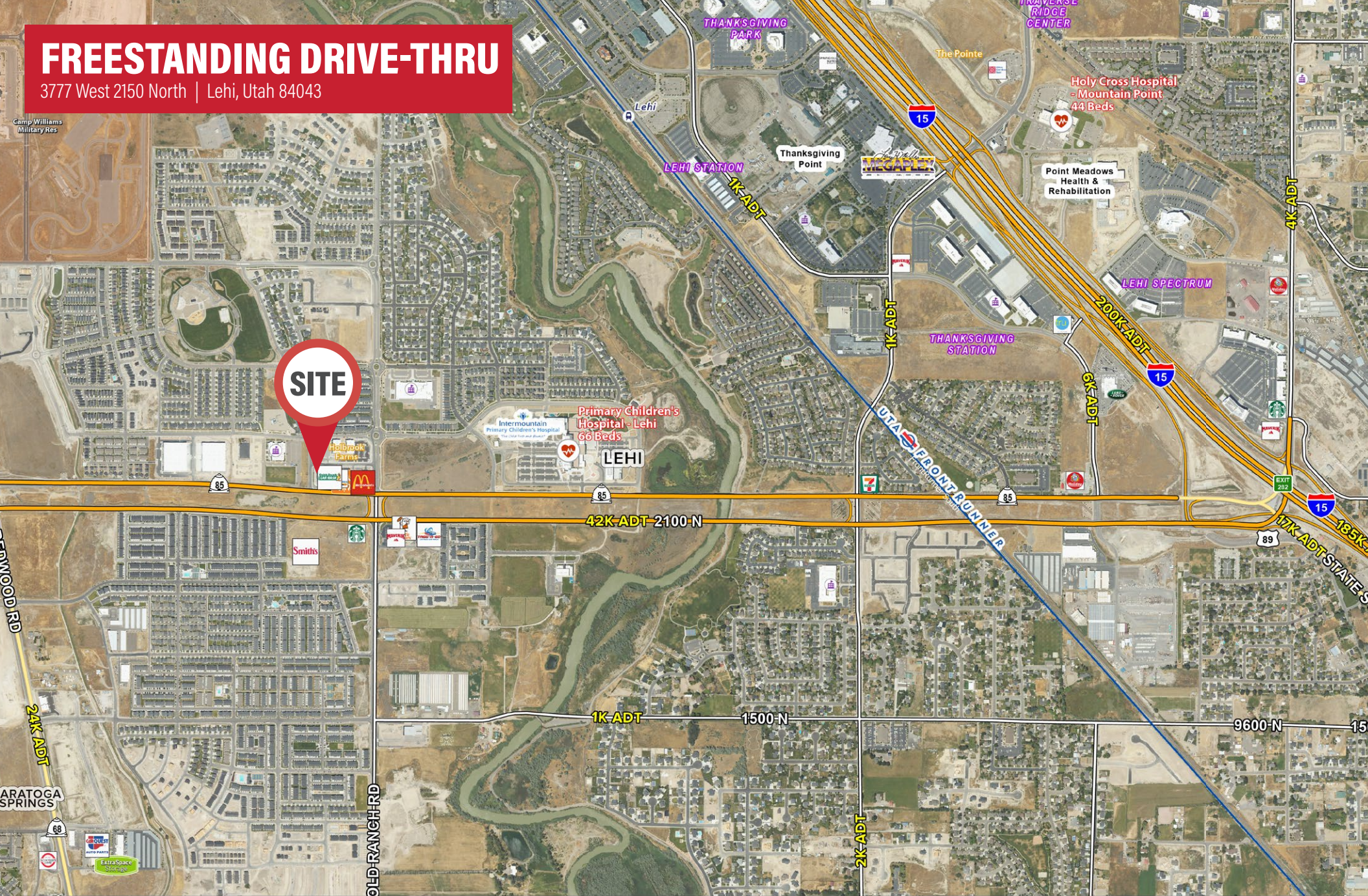
PARTNER **XTEAM**  
RETAIL ADVISORS





# FREESTANDING DRIVE-THRU

3777 West 2150 North | Lehi, Utah 84043



DAN ENGLE  
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





# FREESTANDING DRIVE-THRU

3777 West 2150 North | Lehi, Utah 84043



DAN ENGLE  
541.944.1633

dengle@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

