

Property Highlights

- Freestanding Drive-Thru on State Street in Orem
- Building Size: 3,790 SF
- Lot Size: 0.56 Acres
- Sale Price: \$2,300,000
- Lease Rate: \$40 PSF NNN
- Across from University Place (Trader Joe's, Dillard's, RC Willey)
- Excellent Traffic and Visibility
- Ample Parking
- Large Pylon Sign Available

FOR SALE OR LEASE

FORMER ARBY'S

1150 South State St | Orem, Utah 84097



JACE BANKHEAD
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CHLOE CYPERS
801.644.6299

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	18,300	153,631	237,965
2030 PROJECTED POPULATION	18,741	153,055	239,173
2025 HOUSEHOLDS	6,121	46,379	72,935
2025 AVG HH INCOME	\$116,856	\$106,517	\$109,530
2025 BUSINESSES	1,331	6,948	10,032
2025 DAYTIME POPULATION	10,579	59,455	90,971

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