



FOR LEASE

The Crossing at Timp Creek

122 S. State St. | Orem, Utah 84058

Property Highlights

2,057 SF Available

- Existing hood system included
- Additional equipment negotiable separately
- Exterior building signage available
- Monument signage available
- Excellent visibility on State Street
- Modern storefront presence with high ceilings
- Polished concrete flooring and contemporary finishes
- Great central Orem location with strong surrounding retail and traffic

Quietly Marketed – Please Do Not Disturb Tenant

Asking Price:

\$28.00

PSF NNN

CONTACT US

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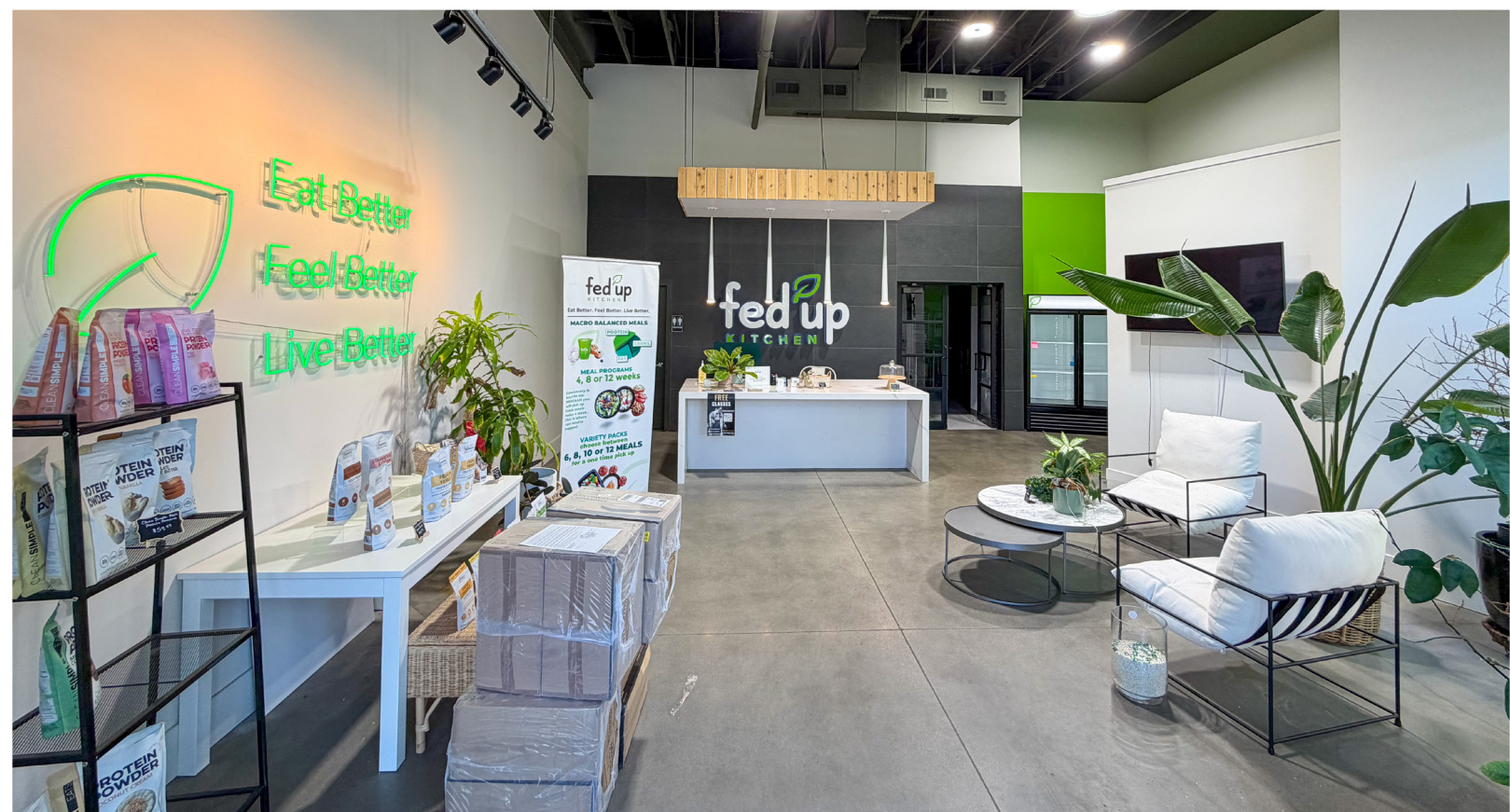
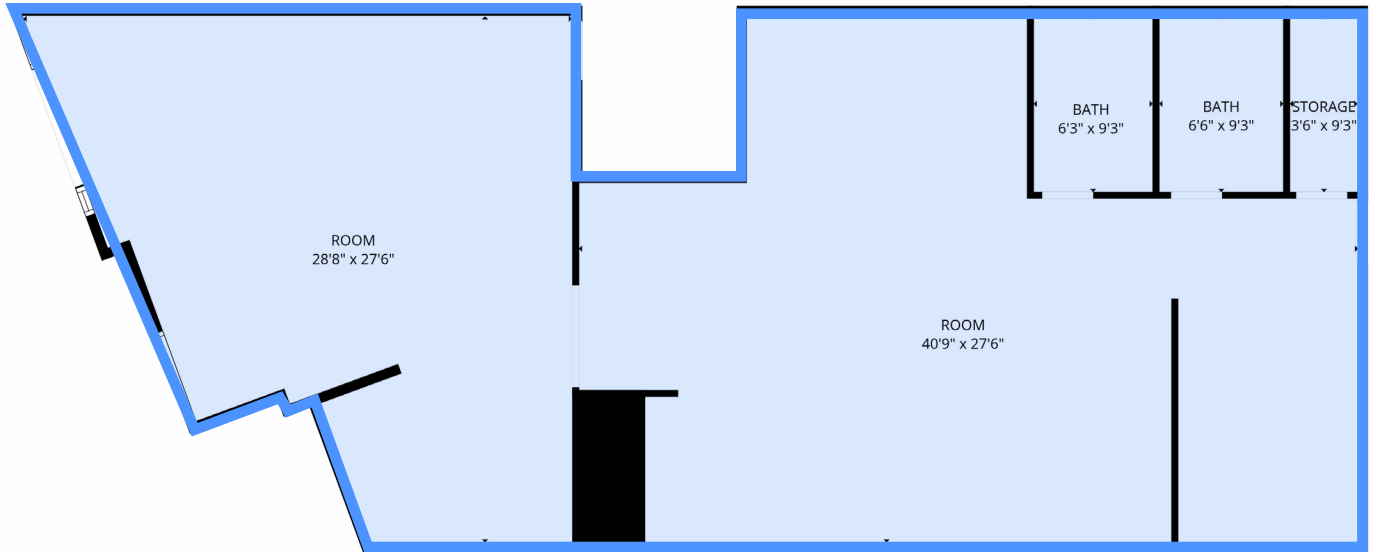
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SITE PLAN





Demographics



Population

1 Mile	20,133
3 Miles	125,994
5 Miles	227,865



2030 Projected Population

1 Mile	20,721
3 Miles	131,218
5 Miles	240,547



Daytime Population

1 Mile	21,124
3 Miles	136,593
5 Miles	254,516



Median Household Income

1 Mile	\$82,470
3 Miles	\$90,199
5 Miles	\$82,515



Average Household Income

1 Mile	\$109,924
3 Miles	\$118,853
5 Miles	\$111,177



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