

LEHI STATE STREET LAND LEASE

830-850 West State Street | Lehi, UT 84043



I-15 192,000 ADT



FOR LEASE

\$5,000 Monthly NNN

[Click For
Approved Uses](#)

Property Highlights

- Lot Size: 1.11 Acres
- Small Garage: 600 SF
- Zoning: C-H
- Term: Month To Month
- APN: 12:020:0121, 12:020:0122
- Traffic Counts: State Street
 - 18,000 ADT
 - I-15 192,000 ADT
- Excluded: Residential House (to be demolished)
- Location: located in the highly desirable Lehi submarket
- Access: Immediate access to State Street and convenient access to I-15 exit 282 (2100 North)
- Frontage: 152 linear feet of State Street frontage and 175 linear feet of Interstate 15 frontage

Contact

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	11,605	94,076	185,269
2030 PROJECTED POPULATION	12,172	108,229	215,902
2025 HOUSEHOLDS	3,256	26,440	51,539
2025 AVG HH INCOME	\$158,709	\$164,831	\$164,649
2025 BUSINESSES	349	2,917	5,295
2025 DAYTIME POPULATION	4,747	31,614	47,525

**DR HORTON
PROPOSED CONCEPT PLAN
664 ACRES**

ancestry
1,000 employees
Xactware
500 employees
Verisk

Adobe
1,100 employees

1,000 employees

TEXAS INSTRUMENTS

ORACLE
200 employees
Holy Cross Hospital - Mountain Point
44 Beds

YOUNG LIVING
ESSENTIAL OILS

THANKSGIVING PARK

- workfront 700 employees
- Boostability 400 employees
- Microsoft 100 employees
- Lingotek 110 employees
- kuali 50 employees
- MX 250 employees
- JANE 100 employees
- ZIJA 155 employees
- 7th FLOOR 50 employees

SITE

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