

NEW FREESTANDING DRIVE-THRU FOR LEASE

1757 West State Street • Pleasant Grove, Utah 84062



HIGHLIGHTS

- 2,627 SF STANDALONE DRIVE THRU BUILDING
- AVAILABLE IMMEDIATELY (NEW CONSTRUCTION RECENTLY COMPLETED)
- \$45 PSF / NNNS \$8.96 PSF
- GREY SHELL DELIVERY WITH TIA AVAILABLE
- SHADOW ANCHORED BY WALMART
- SIGNALIZED INTERSECTION

DAN ENGLE

541.944.1633 | dengle@legendcommercial.com

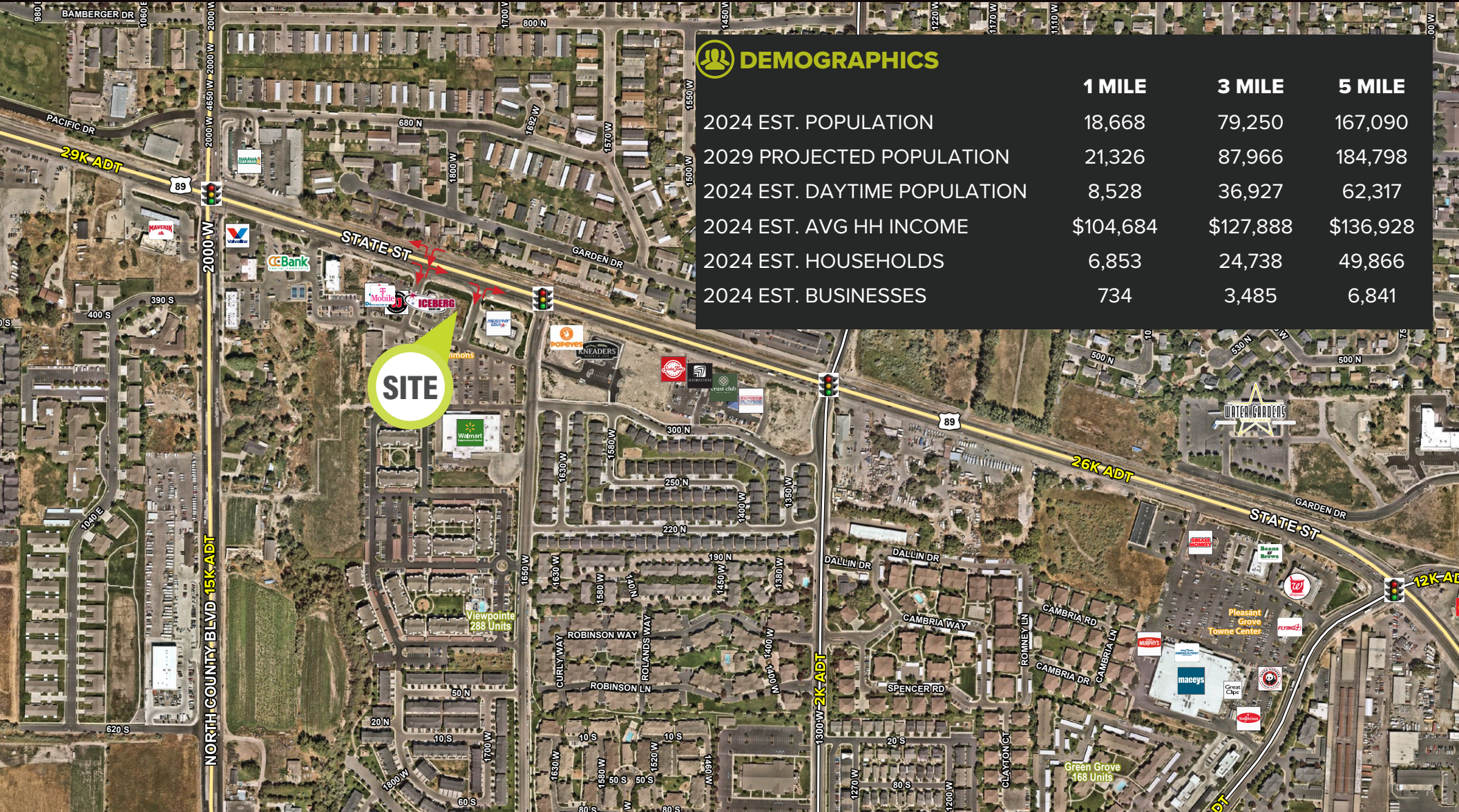
PARTNER **XTEAM**
RETAIL ADVISORS

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801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



PLEASANT GROVE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	18,668	79,250	167,090
2029 PROJECTED POPULATION	21,326	87,966	184,798
2024 EST. DAYTIME POPULATION	8,528	36,927	62,317
2024 EST. AVG HH INCOME	\$104,684	\$127,888	\$136,928
2024 EST. HOUSEHOLDS	6,853	24,738	49,866
2024 EST. BUSINESSES	734	3,485	6,841

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