



Property Highlights :

ASKING PRICE:
\$ **\$3,768,800**

CAP RATE:
% **5.00%**

- 1,000+ Hospitals | Corporate Lease
- New Construction | 10-Year Term | NNN Lease | 10% Rent
- Increases Visible from University Pkwy (30,300 ADT)
- 1.5 Miles to BYU (37k Students) & UVU (46k Students)
- National Co-Tenants | University Place Mall | Costco, Dillard's, Cotton On, Lululemon & RC Willey

Demographics:

Radius		1-Mile	3-Mile	5-Mile
2030	Population	21,124	151,343	227,430
2025	Population	21,197	151,704	227,315
Drive Time		5-Minute	10-Minute	15-Minute
2030	Population	78,250	192,925	248,736
2025	Population	78,868	193,900	247,258

Nearby Tenants:



OFFERED EXCLUSIVELY BY:

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