

NORTH GROVE RETAIL PADS

LAND FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



PROPERTY DETAILS

1650 W STATE STREET, PLEASANT GROVE, UT 84062

- Retail pads and Shop space w/ Drive-thrus available
- 5 Lots Available
 - Lot 1 - 46,174 SF
 - Lot 5 - 4,500 SF Building
 - Lot 6 - 4,100 SF Building
 - Lot 10 - 1,700 SF Building
 - Lot 9 - 4,400 SF Building - Located on hard corner
- Located between 2 signalized corners
- Great exposure to State Road traffic

NEARBY TENANTS AND MANY MORE!



2024 DEMOS

EST. POPULATION

1 MILE » 18,916
3 MILE » 79,510
5 MILE » 164,779

EST. HOUSEHOLDS

1 MILE » 6,928
3 MILE » 24,634
5 MILE » 49,024

EST. AVERAGE HH INCOME

1 MILE » \$107,686
3 MILE » \$131,029
5 MILE » \$140,496



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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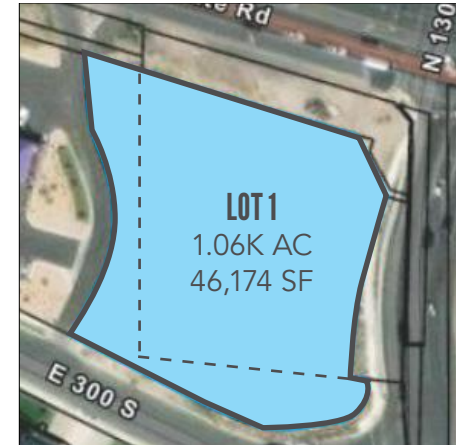
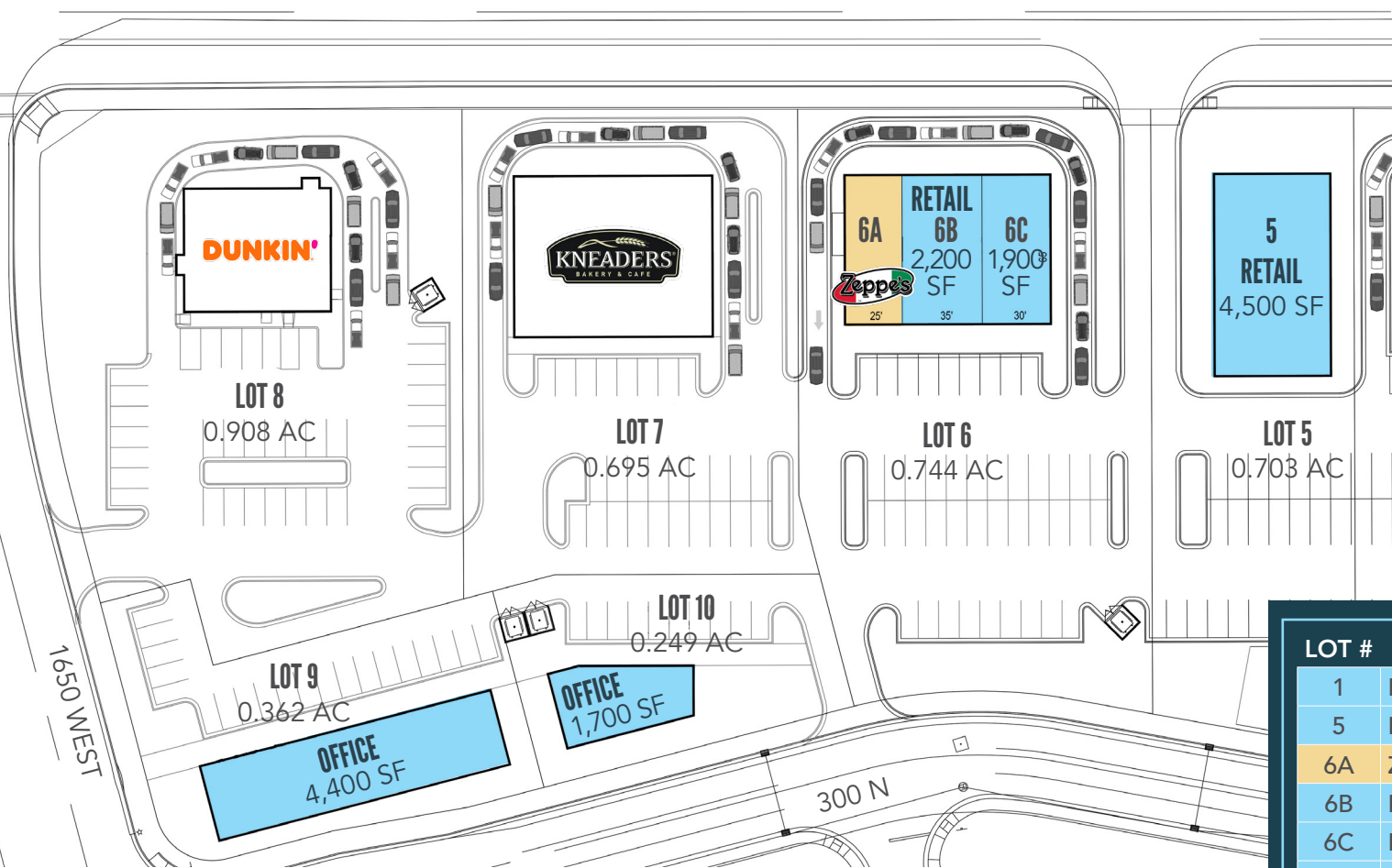
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SITE PLAN

STATE ST



AVAILABLE
 LEASED

LOT #	TENANT	SF
1	Retail Hard Corner	1.06 AC
5	Retail	4,500
6A	Zeppe's	1,600
6B	Retail	2,200
6C	Retail	1,900
9	Office	15,745
10	Office	10,834



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