

# PROVO REDEVELOPMENT

MW

FOR LEASE



## PROPERTY DETAILS

1200 NORTH UNIVERSITY AVENUE, PROVO, UT 84604

- High profile retail space coming soon
- Up to 3,499 sq. ft. available
- At the entrance of BYU (over 34,000 students)
- Access to University Parkway, Canyon Road, and Cougar Blvd
- High traffic counts on University Ave (31,716 ADT)
- Call agent for pricing
- Close Proximity to:



## 2023 DEMOS

### EST. POPULATION

1 MILE » 40,829  
3 MILE » 141,971  
5 MILE » 203,869

### EST. DAYTIME POPULATION

1 MILE » 18,501  
3 MILE » 71,211  
5 MILE » 116,156

### EST. HOUSEHOLDS

1 MILE » 10,813  
3 MILE » 43,419  
5 MILE » 62,473

### EST. AVERAGE HH INCOME

1 MILE » \$61,718  
3 MILE » \$93,473  
5 MILE » \$97,358



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

### RUSS HARRIS

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### STEPHANIE BURANEK

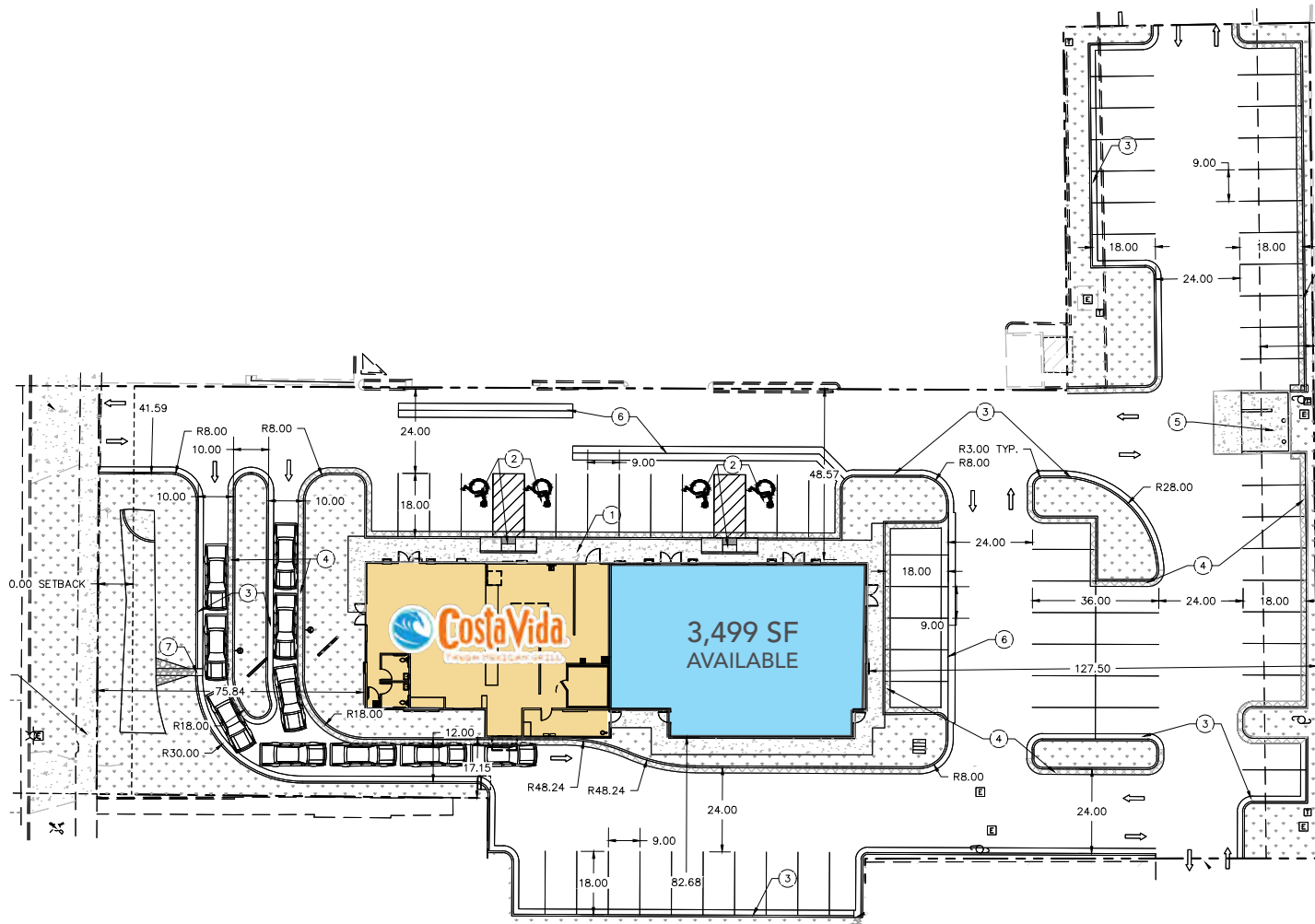
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### FULL SERVICE COMMERCIAL REAL ESTATE

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# SITE PLAN

## PROVO REDEVELOPMENT



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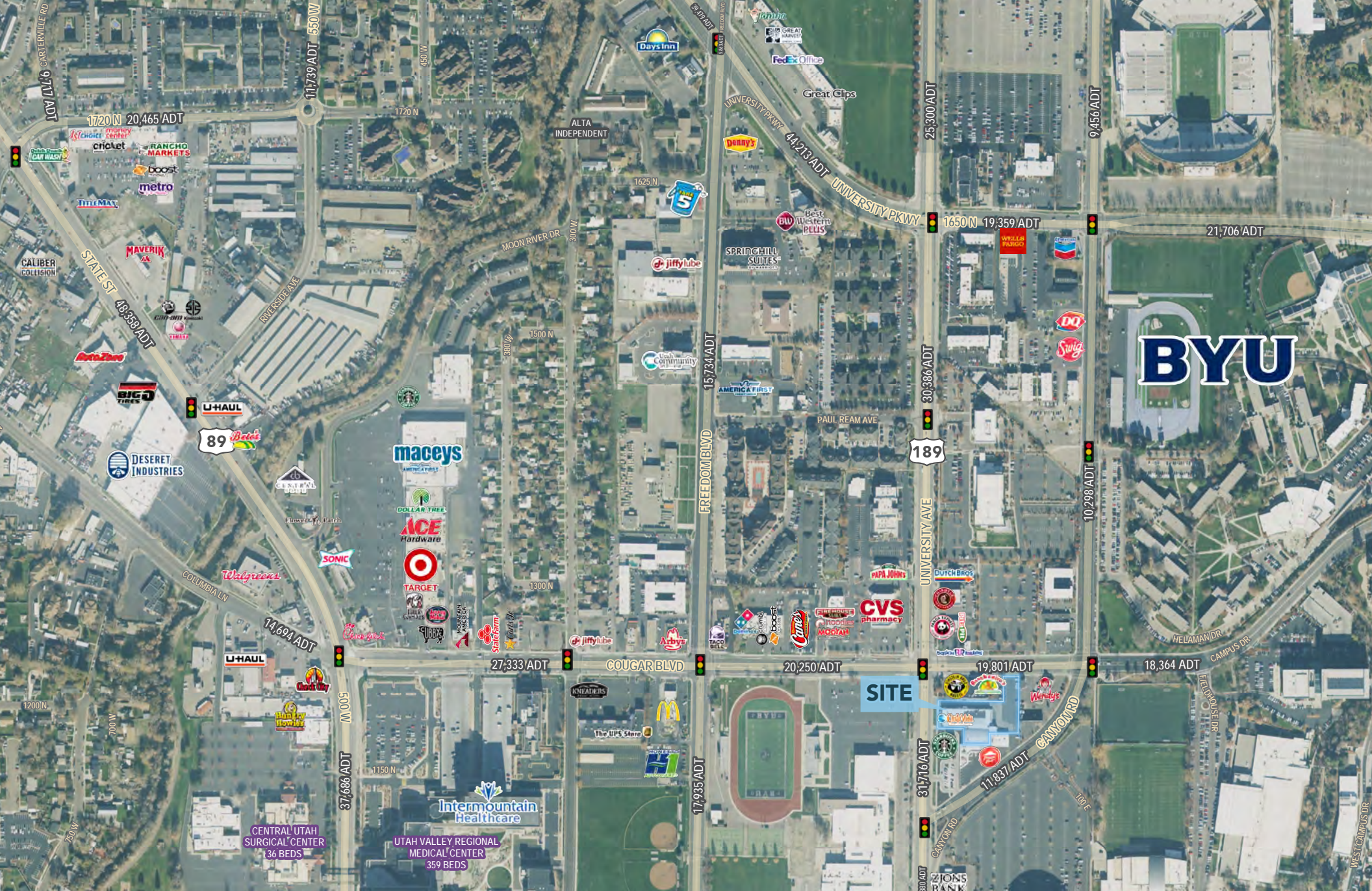
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