



FOR LEASE // STATE STREET CORRIDOR

1740 North State Street.

Provo, Utah 84604



LOT SIZE

0.79 Acres

LEASE RATE

\$10,000 Monthly

STRUCTURE

**Build-to-Suit or
Ground Lease**

MLS NUMBER

2160682

Matt SumSION · Listing Broker · 801-616-9164 · matt@sumsionrealestate.com

01 The Opportunity

A signalized hard corner on Provo's busiest surface street. State Street at Columbia Lane carries 50,000 vehicles per day, and this 0.79-acre corner parcel captures both the corridor and the cross traffic feeding north Provo's neighborhoods. The site pairs full corner exposure with the kind of pad depth that lets a national prototype site properly — stacking, circulation, and parking included.

The property is offered for lease, with the structure built around the tenant — a build-to-suit if needed, or a ground lease if your team prefers to build. The site plan is genuinely open: the ownership's own office occupies the existing building today, and their preferred path is to rebuild that office toward the back of the property, handing the tenant the signalized hard corner — the most valuable ground on the parcel. Bring your requirements and the ownership will coordinate a layout that gives your concept the corner it needs while their office relocates elsewhere on the site.

50,000

VEHICLES PER DAY

UDOT 2024 traffic count, 1230 North to University Parkway segment

0.79

ACRES OF FRONTAGE

Direct exposure on State Street

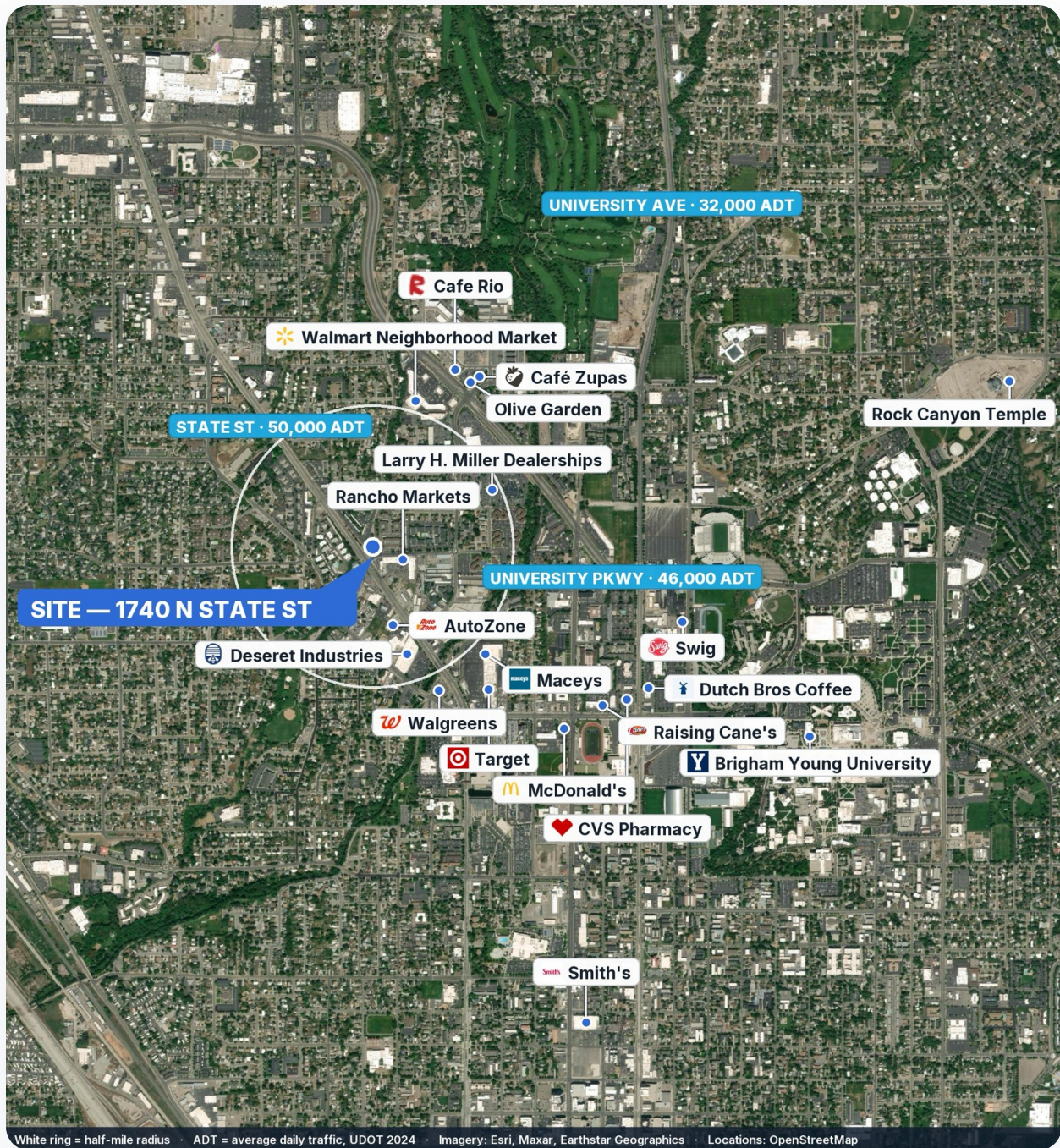
\$10,000

MONTHLY LEASE RATE

Build-to-suit and ground lease options

PROPERTY ADDRESS	1740 North State Street, Provo, Utah 84604
LISTING STATUS	Active — MLS Number 2160682, UtahRealEstate.com
LOT SIZE	0.79 acres
FRONTAGE	State Street
LEASE STRUCTURE	For lease — the ownership will build to suit if needed, or structure a ground lease, depending on what the tenant prefers
ASKING RATE	\$10,000 per month, subject to final structure and improvements
LISTING BROKER	Matt Sumsion, Sumsion Real Estate — 801-616-9164 · matt@sumsionrealestate.com

02 Surrounding Businesses



Every major daily-needs brand in north Provo pulls traffic past this corner — Walmart, Target, Smith's, Maceys, Rancho Markets, the Larry H. Miller dealerships, Raising Cane's, Dutch Bros, Cafe Rio, Olive Garden, McDonald's, CVS, and Walgreens, with Brigham Young University a mile east. Road labels are 2024 UDOT traffic counts; the white ring is a half mile around the corner.

03 Site and Corridor



- **Corridor position**
Signalized corner of State Street and Columbia Lane in north Provo, on the direct path between downtown Provo and Orem's University Parkway retail.
- **The company you keep**
Rancho Markets anchors the neighboring corner at 1700 North, Deseret Industries pulls steady daily traffic three blocks south, and State Street runs straight north to Orem's University Parkway retail core — Costco, Trader Joe's, and University Place — in minutes.
- **Surroundings**
Established apartment and single-family neighborhoods on all sides, with steady infill and redevelopment along the corridor.
- **Access and visibility**
Corner exposure to two streets with signalized entry — customers turn in with the light, not against traffic.
- **Demand drivers**
Brigham Young University, the Riverwoods, and Provo's downtown employment core all sit within roughly two and a half miles.

04 Who This Site Was Built For

01 Drive-Through Quick Service and Coffee

A signalized corner with 50,000 cars per day is the textbook drive-through site; the pad fits full-size prototypes with stacking.

02 Express Car Wash and Automotive Services

The parcel depth supports tunnel, quick-lube, and multi-bay auto-care formats on a corridor built around the automobile.

03 Financial Services

A branded bank or credit union branch with drive-up lanes takes full advantage of the signalized entry.

04 Multi-Tenant Retail Strip

The pad can carry a small strip with a drive-through end cap, letting two or three concepts share the corner.

05 Medical and Dental Retail

Urgent care, dental, and aesthetics users draw from the dense rooftops surrounding the site.



Matt Sumsion

LISTING BROKER // SUMSION REAL ESTATE

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Schedule a site walk — call or text Matt directly.

Traffic count is the 2024 annual average daily traffic published by the Utah Department of Transportation for the 1230 North to University Parkway segment of State Street. Listing information from UtahRealEstate.com, MLS Number 2160682. All information is deemed reliable but is not guaranteed; prospective tenants should independently verify all facts, measurements, zoning, and entitlements with the relevant municipality prior to executing a lease.