



## North Grove Retail Center 1650 West State Street Pleasant Grove, UT

### Property information

- Retail pads and shop space w/ drive thrus available
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- Lease rates inline: \$32 - \$36 PSF NNN
- Drive thru lease rate: \$45 - \$47 NNN
- Land sale prices: \$25 - \$30 PSF
- Nearby co-tenants:



Pads Available

## Pleasant Grove State Street Pads

### Contact:

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Accelerating success.





Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Estimated	16,761	76,648	160,694
2028 Projected	16,900	78,153	166,256
<b>Households</b>			
2023 Estimated	5,861	23,392	46,891
2028 Projected	6,058	24,478	49,660
<b>Income</b>			
2023 Median HHI	\$71,007	\$87,373	\$97,962
2023 Average HHI	\$100,667	\$119,042	\$130,564



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