

RARE OPPORTUNITY – PREMIUM HANGAR OWNERSHIP AT PROVO AIRPORT





PROPERTY HIGHLIGHTS

PURCHASE PRICE **\$6,700,000**

TYPE **OWNER OCCUPY**

SQFT **OFFICE: 6,685 SQFT
HANGAR: 13,200 SQFT
TOTAL: 19,885 SQFT**

YEAR BUILT **2020**

ZONING **AIRPORT ZONE**

GROUND LEASE **THROUGH FEBRUARY 1, 2050**

DEMOGRAPHICS **2 MILES 5 MILES 10 MILES**

POPULATION

2020 POPULATION	9,818	134,190	326,081
2024 POPULATION	10,205	145,439	355,309
PROJECTED (2029)	11,840	169,785	415,091

HOUSEHOLDS

2020 HOUSEHOLDS	2,807	41,438	97,442
2024 HOUSEHOLDS	2,908	45,242	106,613
PROJECTED (2029)	3,384	53,039	125,022

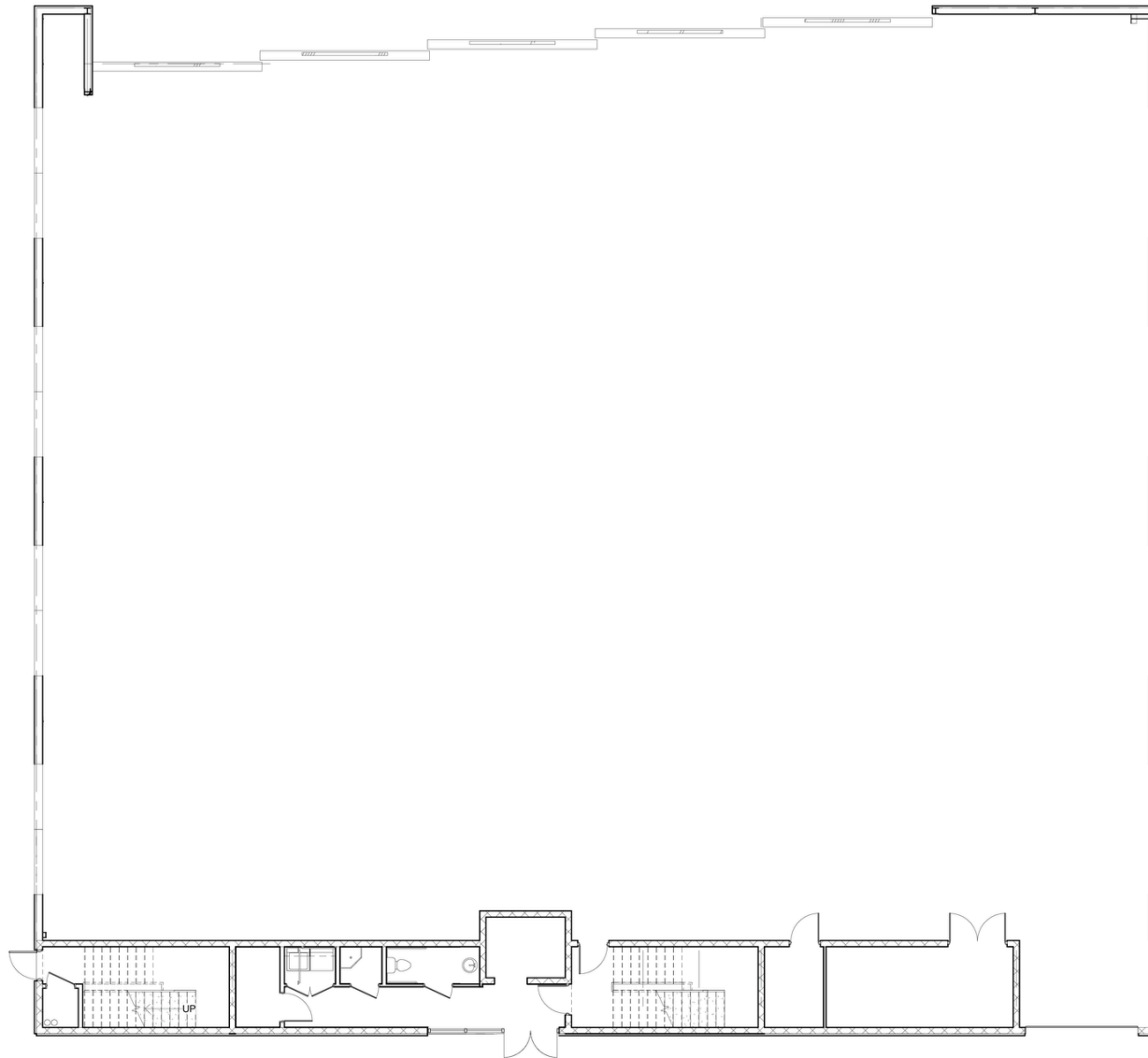
HOUSEHOLD INCOME

AVG INCOME (2024)	\$94,734	\$80,199	\$97,342
MEDIAN INCOME (2024)	\$76,786	\$58,893	\$73,117





HANGAR FLOOR PLAN



Main Floor
13,200 SQFT



WOODLEY

REAL ESTATE

BRYCEN WOODLEY
BRYCEN@WOODLEY.CO
503-709-9079

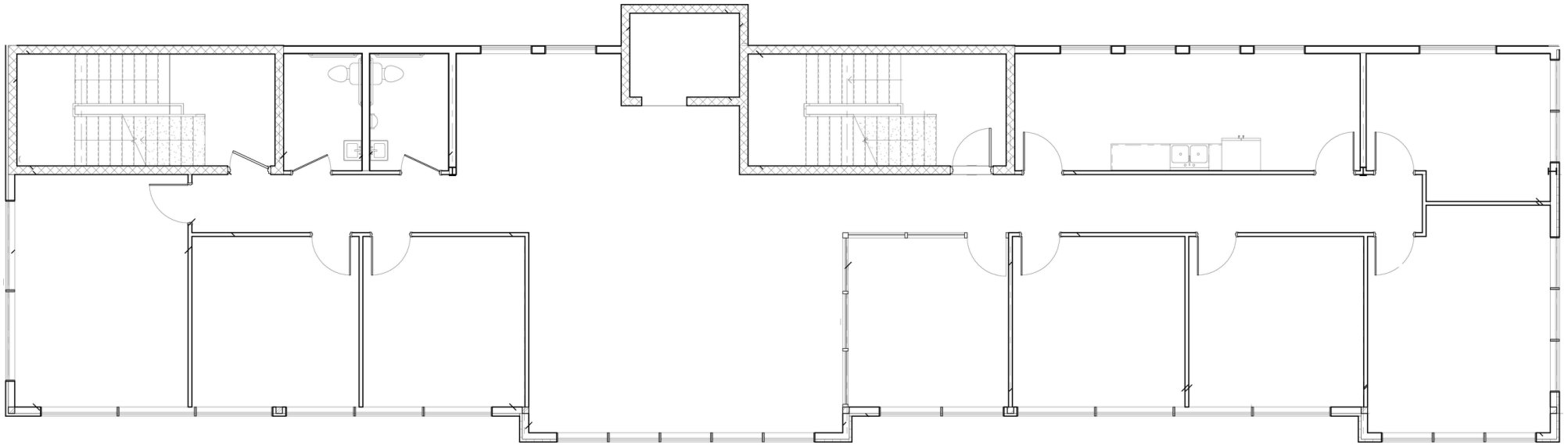
SCOTT FAIRBANKS
SCOTT@WOODLEY.CO
801-830-2234

ERIC WOODLEY
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801-362-7848

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OFFICE FLOOR PLAN



Second Floor
3,492 SQFT



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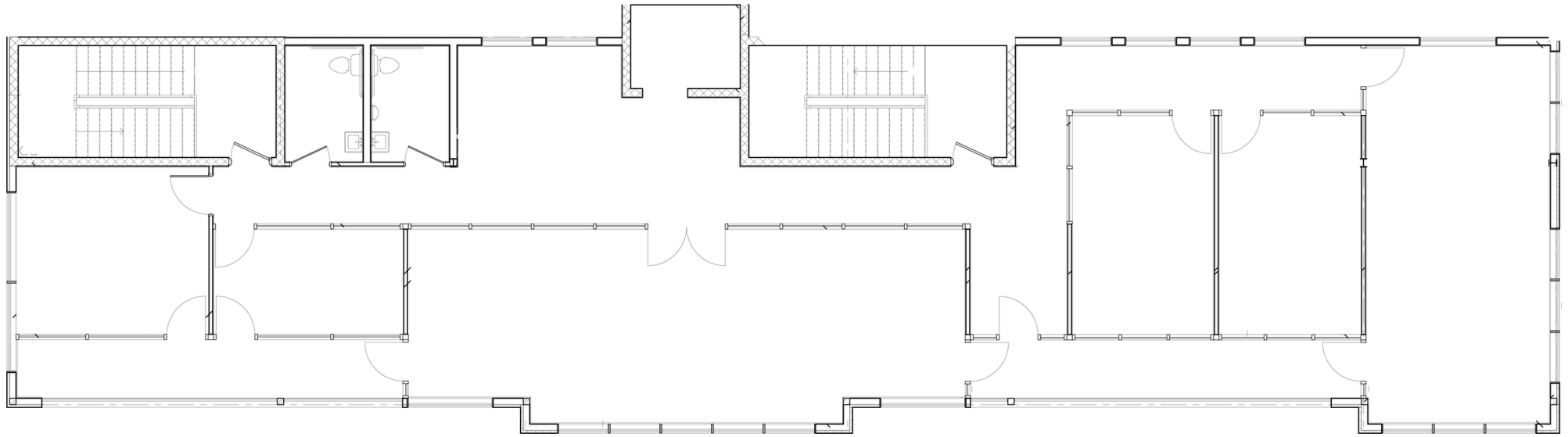
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OFFICE FLOOR PLAN



Third Floor
3,193 SQFT



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