



# FOR SALE OR LEASE

1852 & 1954 W Center St  
Provo, UT 84601

**± 1.0 ACRE | LAND**



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

|                  |                                   |
|------------------|-----------------------------------|
| PURCHASE PRICE   | <b>\$25 PSF</b>                   |
| LEASE RATE       | <b>\$40 PSF/Yr + NNN</b>          |
| TOTAL GLA        | <b>±1,200 - 3,400 SF</b>          |
| LOT SIZE   ACRES | <b>± 1.0 Acres</b>                |
| TAX ID           | <b>391570010, 391570003</b>       |
| TYPE             | <b>Land   Neighborhood Center</b> |
| YEAR BUILT       | <b>2026</b>                       |
| ZONING           | <b>Commercial</b>                 |

- Retail opportunities available for sale or lease
- Anchored by a newly developed residential community
- Projected delivery in late 2026
- Select drive-thru spaces available
- Positioned within the rapidly growing West Provo trade area



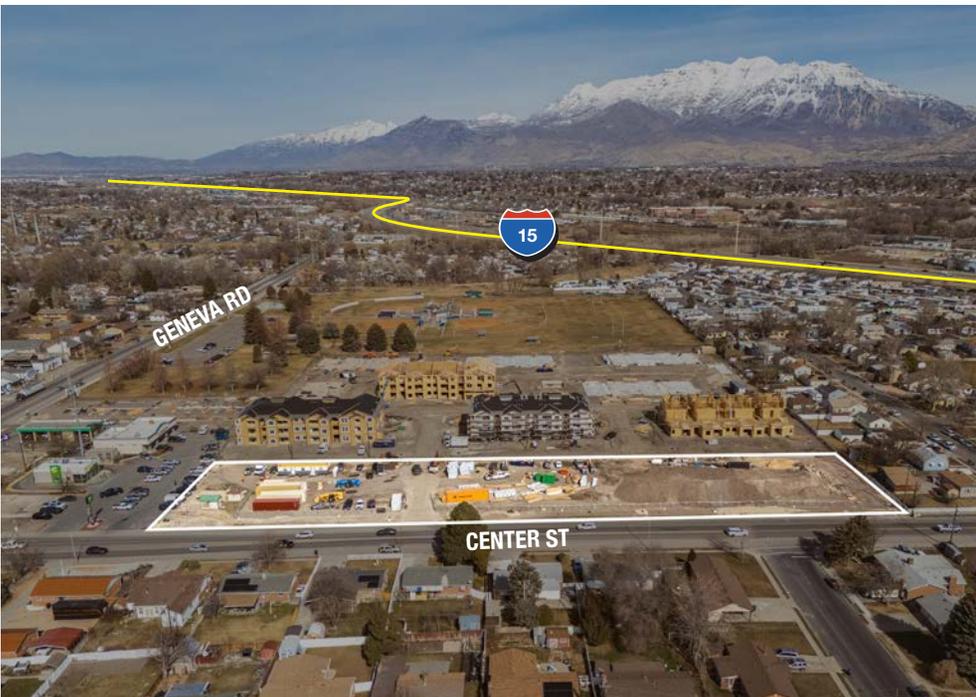
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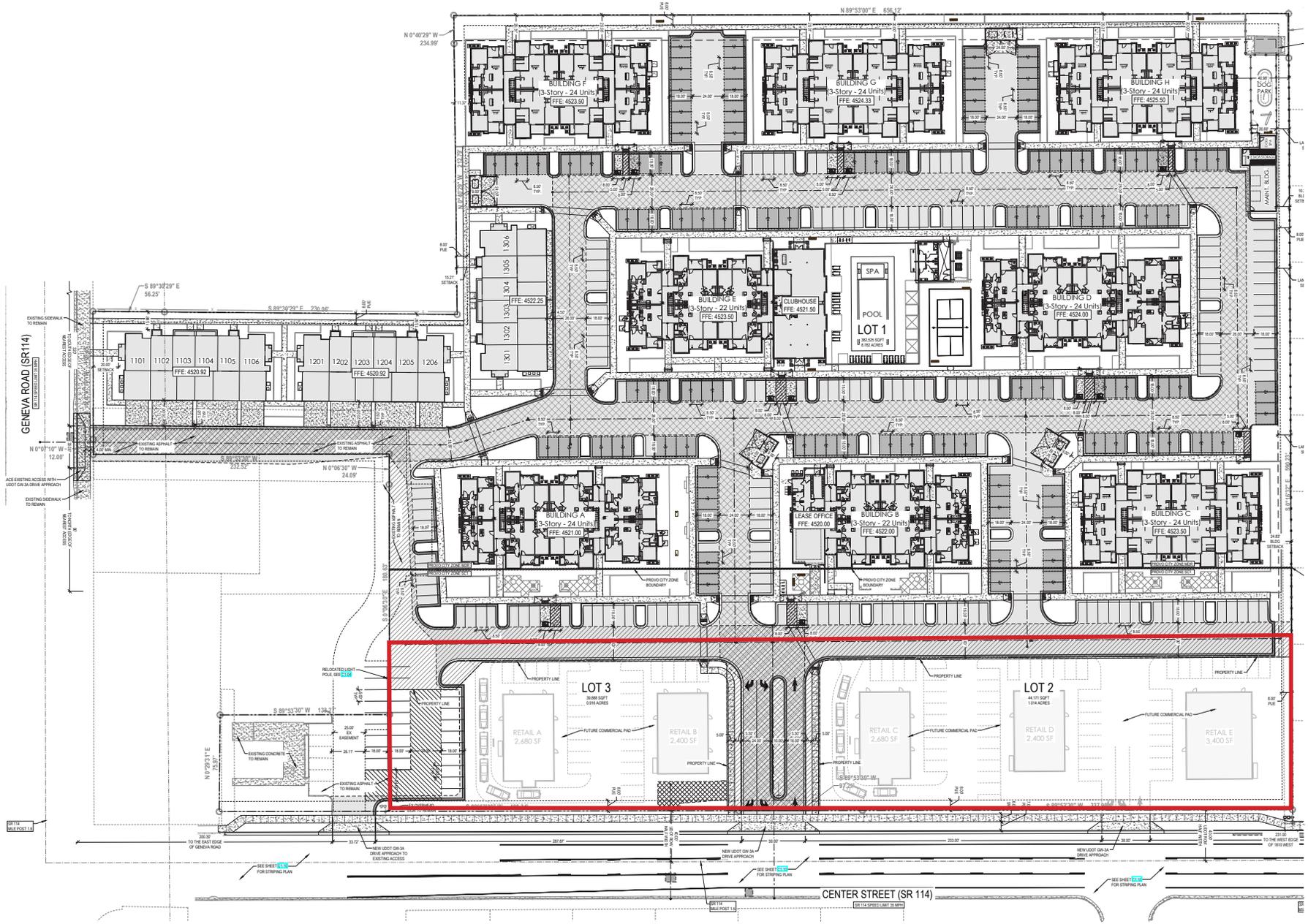


# SUMMARY

# PHOTOS



# SITE PLAN



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

| POPULATION             | 1-mile    | 3-mile   | 5-mile    |
|------------------------|-----------|----------|-----------|
| 2025 Population        | 13,596    | 104,807  | 177,438   |
| HOUSEHOLDS             | 1-mile    | 3-mile   | 5-mile    |
| 2025 Households        | 4,172     | 32,960   | 55,798    |
| INCOME                 | 1-mile    | 3-mile   | 5-mile    |
| 2025 Average HH Income | \$103,847 | \$86,001 | \$101,332 |

## Traffic Counts

| STREET        | AADT   |
|---------------|--------|
| Center Street | 27,153 |

## Cities Nearby

|                      |           |
|----------------------|-----------|
| Provo, Utah          | 13 miles  |
| Salt Lake City, Utah | 56 miles  |
| Saint George, Utah   | 248 miles |
| Las Vegas, Nevada    | 366 miles |
| Boise, Idaho         | 393 miles |
| Denver, Colorado     | 475 miles |

# TERMS & CONDITIONS

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## Summary Documents

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