

# Alpine Village Office/Retail

1412 N Freedom Blvd | Provo, UT

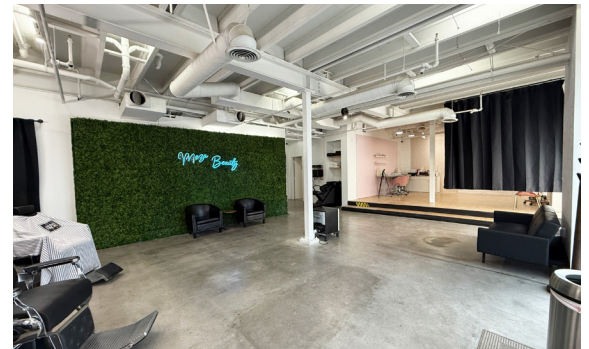
**FOR SUBLEASE**



## PROPERTY HIGHLIGHTS

- 1,437 SF
- 2 Years Remaining on Term
- 2 Private Offices
- Private Restroom
- Prominent Signage
- 18,348 ADT on Freedom Blvd
- Located on Ground Level of Alpine Village Apts.

**LEASE RATE:**  
**\$2,060/MO**  
**MODIFIED GROSS**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

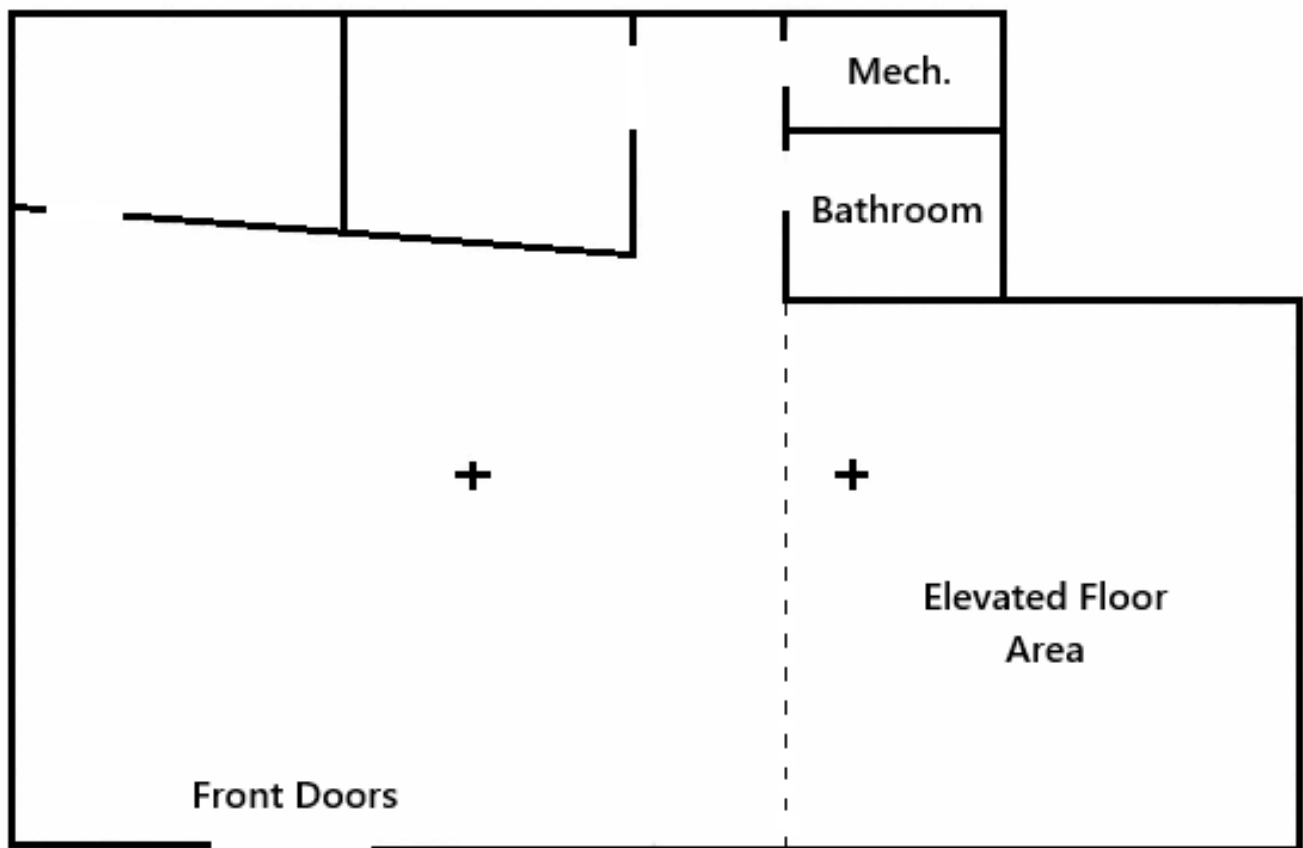
**Caden Bryan**  
Agent  
Caden@andersoncrg.com  
**(435) 881-7294**

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\*Not to scale. For illustrative purposes only



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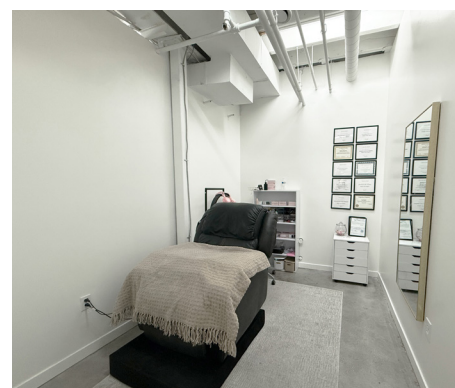
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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Households			
2023	9,619	41,538	58,320
Population			
2023	36,219	135,286	189,530
Income			
2023	\$56,618	\$88,871	\$93,169



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