

# LEHI STATE STREET AUTO CENTER

175 North 1200 East | Lehi, UT 84043



DEMOGRAPHICS			
2024 EST. POPULATION	10,024	86,990	195,060
2029 PROJECTED POPULATION	10,224	89,672	213,867
2024 EST. DAYTIME POPULATION	15,488	79,160	202,932
2024 EST. AVG HH INCOME	\$131,124	\$145,535	\$152,152
2024 EST. HOUSEHOLDS	2,939	24,348	55,784
2024 EST. BUSINESSES	602	2,015	4,694

## Contact

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801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

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LOT SIZE:  
1.33 AC



TEMPERATURE  
CONTROLLED



FENCED YARD:  
13,329 SF



TWO (2) GRADE LEVEL DOORS:  
One (1) 12' x 12'  
One (1) 12' x 14'

## FOR LEASE

\$22,000/Monthly NNN

## Property Highlights

- Building Size: 13,560 SF
  - Office: 1,316 SF
  - Warehouse: 12,244 SF
    - One (1) Showroom/Reception
    - Three (3) Private Offices
    - One (1) Bullpen Area
    - One (1) Breakroom (in Warehouse)
- Lot Size: 1.33 Acres
- Heating: Gas forced Heaters in Warehouse
- Cooling: Swamp Coolers in Warehouse
- Temperature Controlled Office
- Loading:
  - One (1) 12' x 12' Grade Level Door
  - One (1) 12' x 14' Grade Level Door
- Property Size: 1.33 Acres
- Three (3) Restrooms
- Clear Height: 11' - 12'
- Fenced/Secured Yard: 13,329 SF (2,000 SF Covered Outdoor Storage)
- Signage: Two (2) Monument Signs & Crown Sign(s) Available
- Parking Spaces: 85
- Year Built: 2013
- Zoning: C (Commercial)
- Average Daily Travel:
  - State Street: 16,000+/Cars Daily
  - Main Street: 25,000+/Cars Daily
  - I-15 Freeway: 167,000+ Cars Daily
- Location: Located in Between the Busy Commercial Thoroughfares of Lehi city, Flanking Both Main Street and State Street
- Access: Premier Access off of Lehi Main Street Exit of I-15 Freeway

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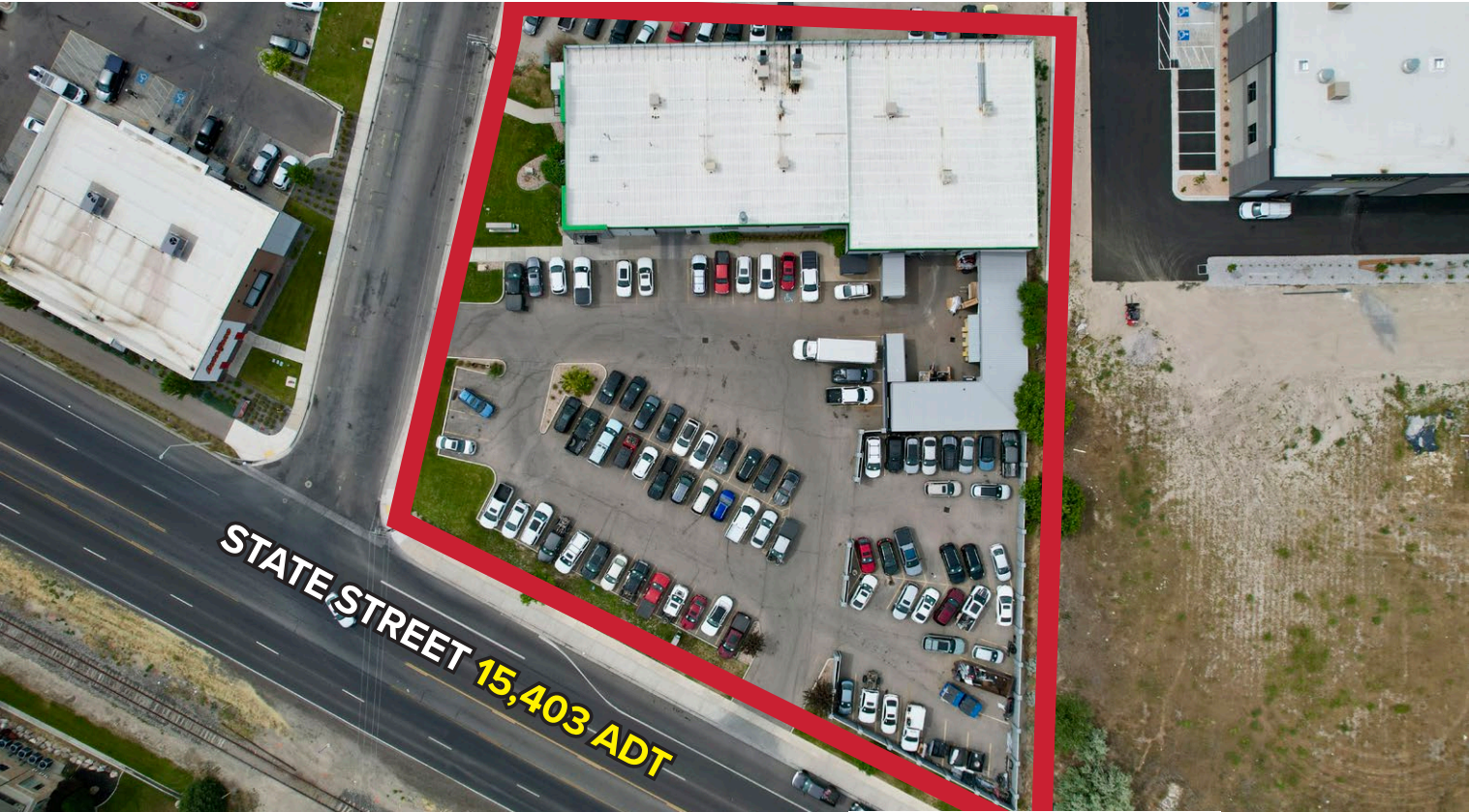


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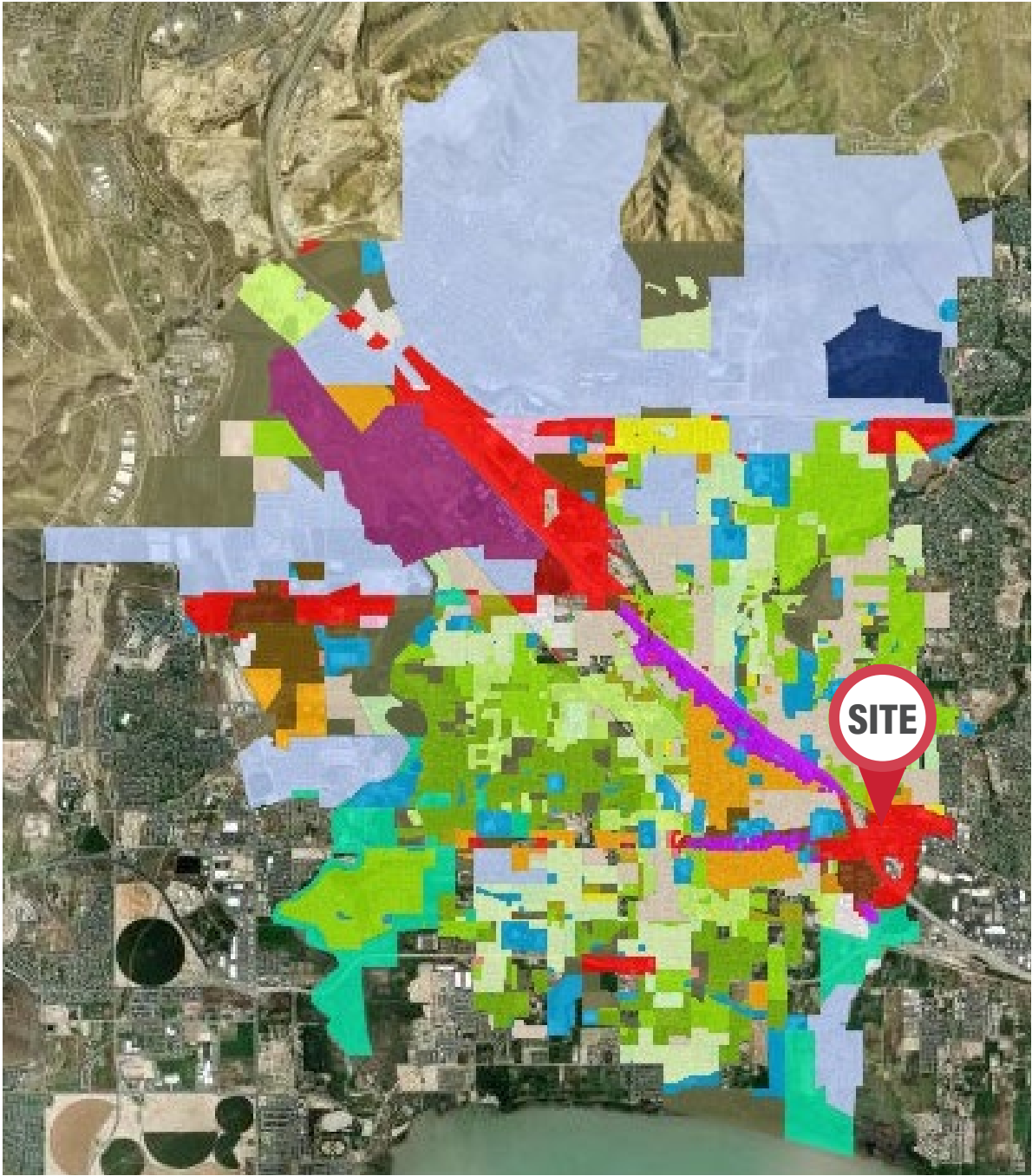
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# Approved Uses - Commercial Zoning



- |          |        |
|----------|--------|
| TH-5     | A-5    |
| RA-1     | CR     |
| PF       | R-1-10 |
| A-1      | C-I    |
| R-1-8    | R-2.5  |
| R-1-15   | C-H    |
| R-1-12   | PC     |
| R-1-22   | H/I    |
| LI       | RC     |
| R-1-FLEX | T-M    |
| C        | MU     |
| R-2      | NC     |
| R-3      | BP     |

Source: Lehi City 2026

Click For  
Approved Uses

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