

# FOR LEASE

## FREESTANDING RETAIL SHOWROOM

190 North State Street | Orem, Utah 84057

### Property Highlights

- Size: 10,600 SF (9,100 SF Main & 1,500 SF Basement)
- Parcel Size: 0.702 Acres
- Lease Rate: \$20 PSF NNN
- Tax & Insurance: \$1.52 PSF
- Large Pylon Sign w/Readerboard
- 3 GL 8' x 10' Doors, ~12' Clear Height
- Power: 400 Amps Single Phase
- Open Floor Plan with Some Structural Columns Throughout
- Zoning: C2 (Commercial)
- Fire Sprinkled

**BUSINESS STILL OPERATING - DO NOT DISTURB**



JACE BANKHEAD

801.930.6758

jbankhead@legendcommercial.com

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801.930.6750

[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	21,019	129,525	231,971
2025 HOUSEHOLDS	7,058	40,371	70,208
2025 AVG HH INCOME	\$103,251	\$121,720	\$113,397
2025 BUSINESSES	1,071	6,843	10,383
2025 DAYTIME POPULATION	8,653	61,000	92,078



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