

## LAND FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



### PROPERTY DETAILS

1650 W. State St., Pleasant Grove, UT 84062

- Retail pads and Shop space w/ Drive-thrus available
- 5 Lots/ Spaces Available
  - Lot 1 - 46,174 SF
  - Lot 6B - 2,200 SF
  - Lot 6C - 1,900 SF
  - Lot 10 - 1,700 SF Building
  - Lot 9 - 4,400 SF Building - Located on hard corner
- Located between 2 signalized corners
- Great exposure to State Road traffic

### SURROUNDING TENANTS



### 2025 DEMOS



#### EST. POPULATION

1 MILE » 16,669  
3 MILE » 73,205  
5 MILE » 171,962



#### EST. HOUSEHOLDS

1 MILE » 5,551  
3 MILE » 22,772  
5 MILE » 51,854



#### EST. AVERAGE HH INCOME

1 MILE » \$109,128  
3 MILE » \$131,754  
5 MILE » \$140,307

# NEWMARK



## MOUNTAIN WEST

### RYAN STEWART

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### FULL SERVICE

### COMMERCIAL REAL ESTATE

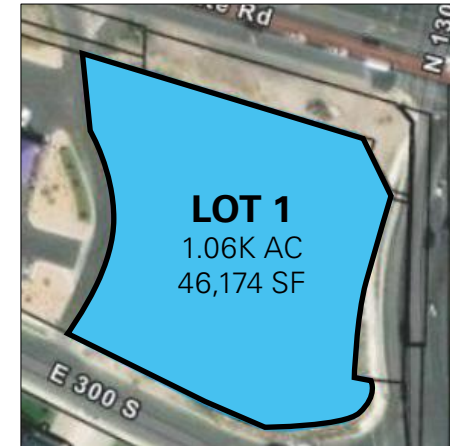
312 East South Temple

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STATE ST



LOT	TENANT	SQUARE FOOTAGE
1	Retail Hard Corner	1.06 AC
6A	Zeppe's	1,600
6B	Retail	2,200
6C	Retail	1,900
9	Office	15,745
10	Office	10,834



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