

# LAND FOR SALE

## SOUTH PROVO COMMERCIAL

1783 South State St (Hwy 89) | Provo, Utah 84606

### Property Highlights

- Parcel size: 1.44 Acres (2 Parcels)
- Sale Price: \$22 PSF
- Zoning: SC1 (Neighborhood Shopping Center)



PROVO TOWNE CENTER



EAST BAY SHOPPING CENTER



LAKEVIEW PKWY  
13,000 ADT

STATE ST (HWY 89) 27,000 ADT

STATE ST (HWY 89)  
24,000 ADT

SLATE CANYON DR  
3,000 ADT



CHLOE CYPERS  
801.644.6299

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HUNTER TODD  
801.808.8146

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801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)

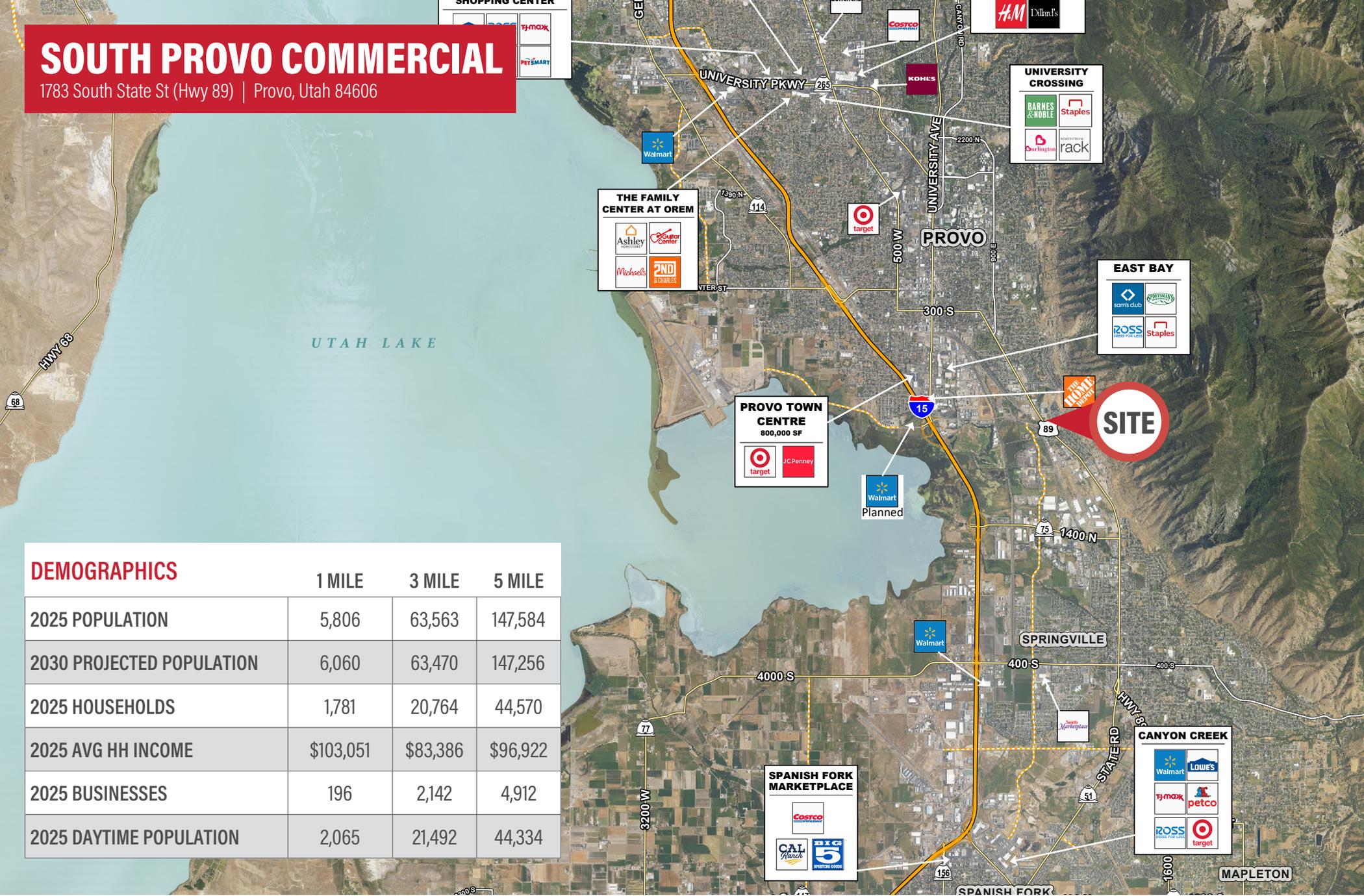
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM  
RETAIL ADVISORS



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,806	63,563	147,584
2030 PROJECTED POPULATION	6,060	63,470	147,256
2025 HOUSEHOLDS	1,781	20,764	44,570
2025 AVG HH INCOME	\$103,051	\$83,386	\$96,922
2025 BUSINESSES	196	2,142	4,912
2025 DAYTIME POPULATION	2,065	21,492	44,334

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