



FOR LEASE

Timp Retail Center

1435 S. State St. | Orem, UT 84097

Property Highlights

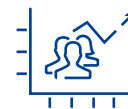
- 3,195 SF available – first floor
- Office or retail use / Open layout
- Prime State Street location in Orem
- High visibility & strong traffic counts
- Monument & building signage available
- Easy access for clients and employees
- Common area restrooms
- Ample on-site parking

DEMOGRAPHICS - 3 MILE RADIUS



2025 Population

151,553



2030 Projected Pop

158,489



Med Household Income

\$75,463



Avg Household Income

\$101,920



Daytime Population

176,524



Median Age

25.0

Asking Price:

\$20.00 PSF NNN

CONTACT US

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Colliers

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Pleasant Grove, UT 84062

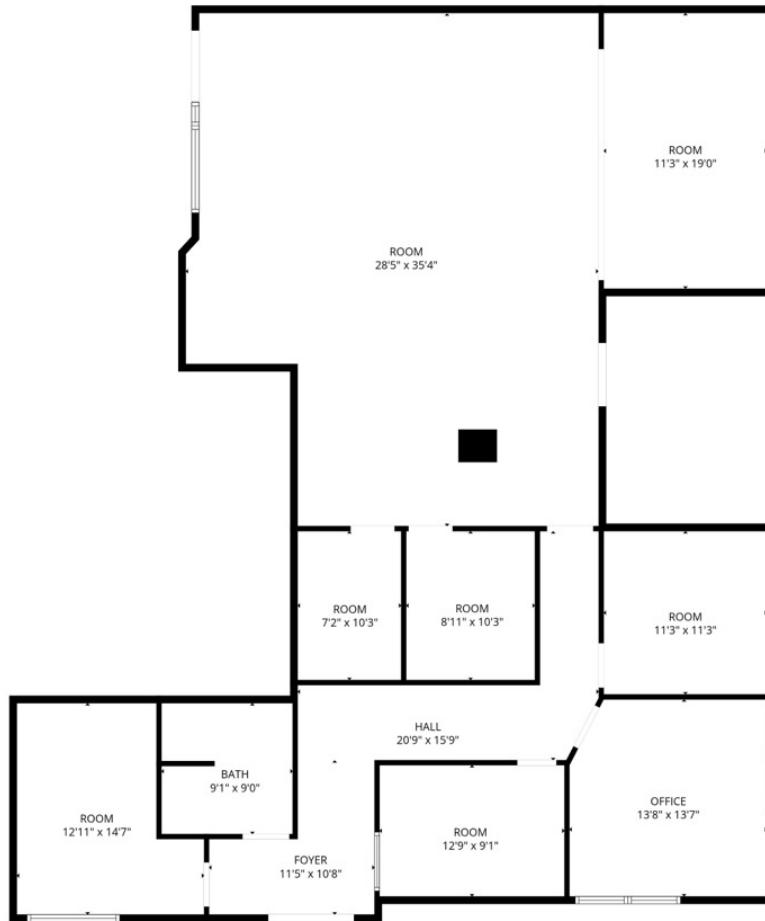
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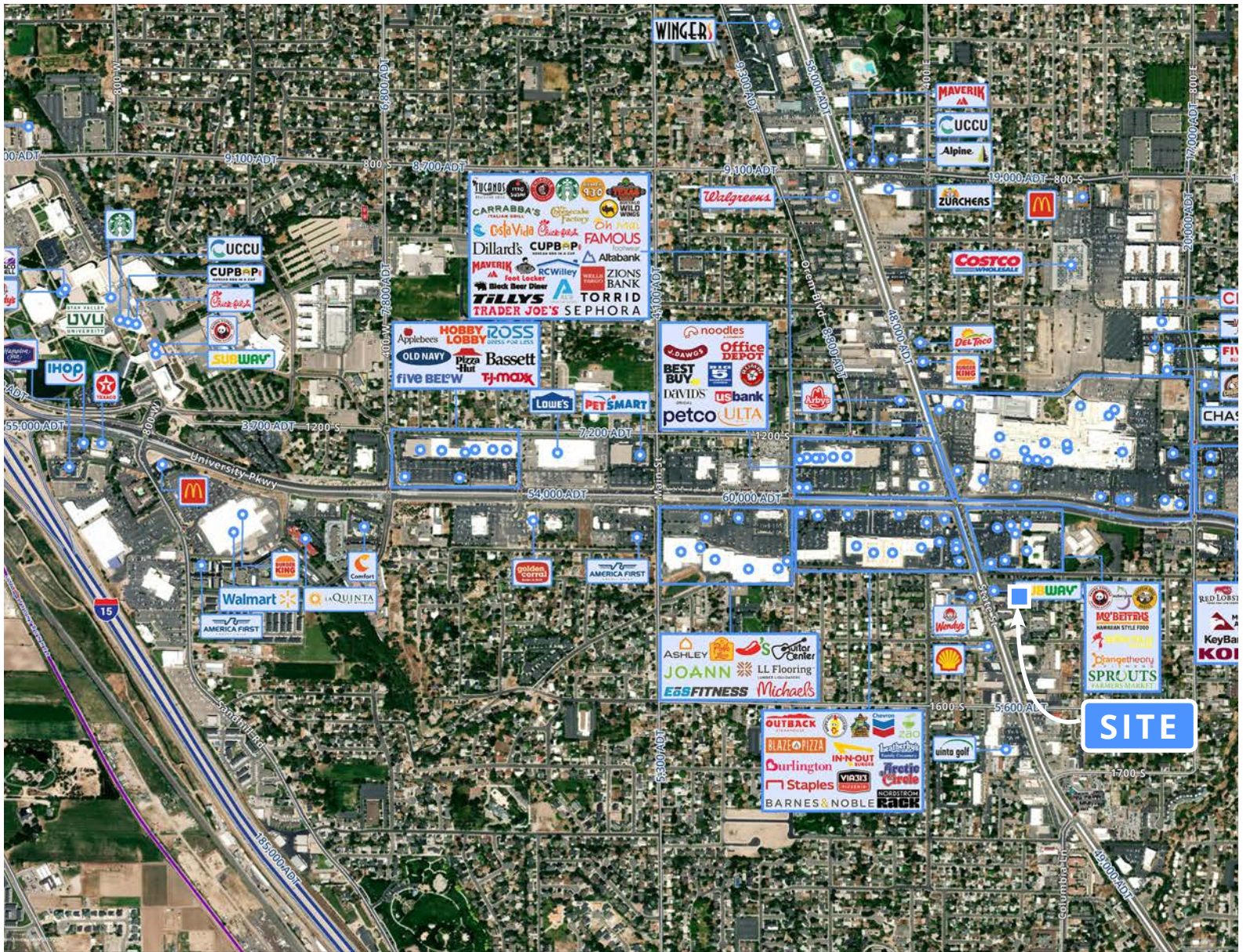
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Property Site Plan

1435 S. State Street | Orem, Utah

SITE PLAN





#1 CRE Firm in Utah



235

Real Estate
Professionals



\$2.5 B

Annual
Transaction Volume



2,114

Transactions



1,364

Listings

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