



YOUR BUSINESS HERE

EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

PROPERTY OVERVIEW

Perfect location for your business!

- Surrounded by over 11,000 current and planned households, near Thanksgiving Point and IHC Primary Children’s Hospital
- 1,000 to 5,000 +/- sqft
- Traffic: 2,650 per day with major future growth
- Built to suit
- Multiple use options

DEMOGRAPHICS

Population	1 Mile	3 Mile
2023 Estimated	12,887	75,588
2028 Projected	16,356	92,595
Households		
2023 Estimated	4,452	21,098
2028 Projected	5,516	26,330
Income		
2023 Median HHI	\$122,836	\$114,403
2023 Average HHI	\$149,425	\$144,055

RETAIL BUILDING FOR SALE

Price Per SQFT:

\$24.00 PSF

PURCHASE PRICE:

\$522,720

CONTACT:

BROOKE MOORE

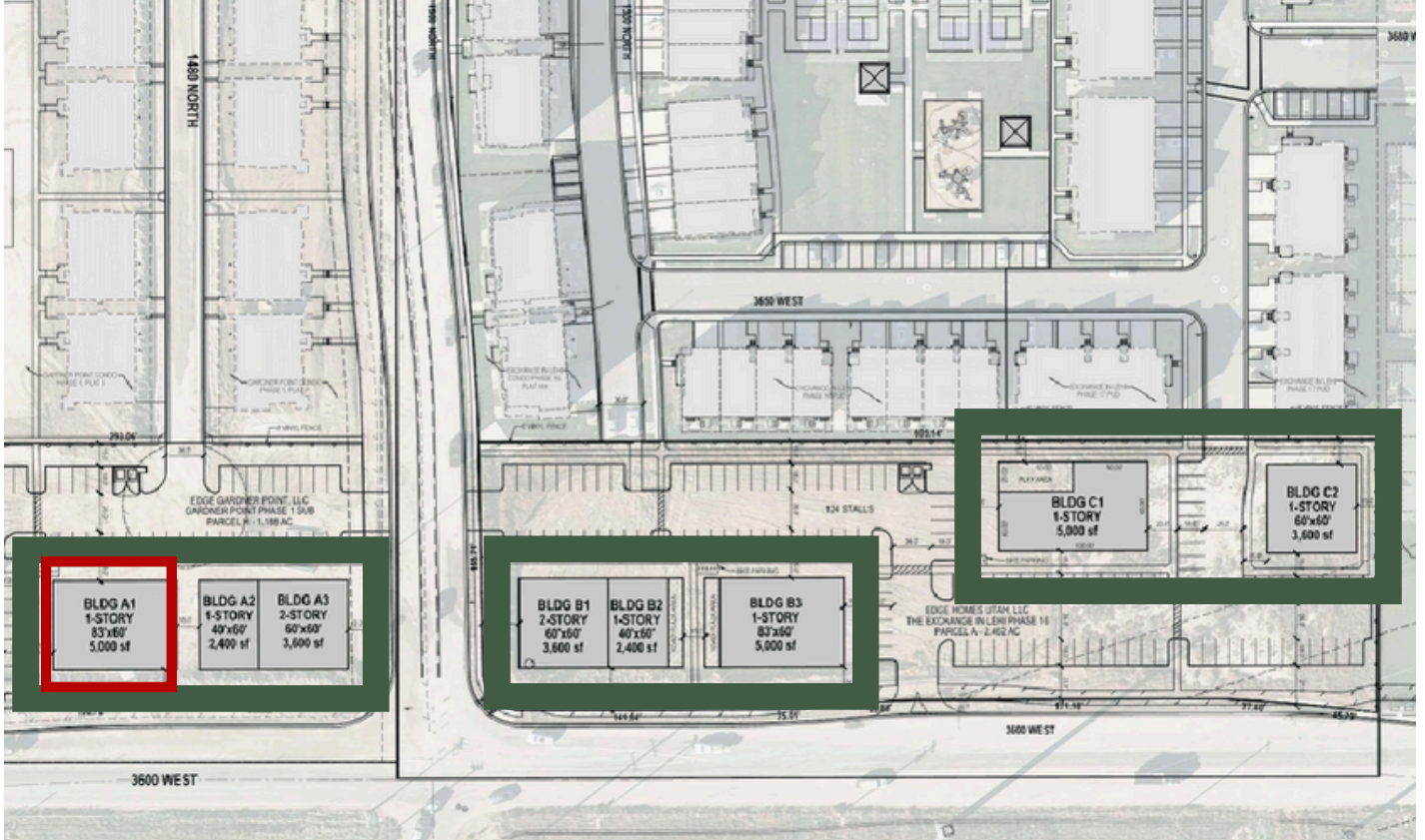
📞 808.292.4634

🌐 www.growdev.com



SITE PLAN

1550 N 3600 W LEHI, UT 84043



ZONING:

Neighborhood Commercial

BUILDING A-1

Available Space: 1 story 5,000 +/- sqft

BUILDING A-2

Available Space: 1 story 2,400 sq ft

BUILDING A-3

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-1

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-2

Available Space: 1 story 2,400 sq ft

BUILDING B-3

Available Space: 1 story 5,000 +/- sqft

BUILDING C-1

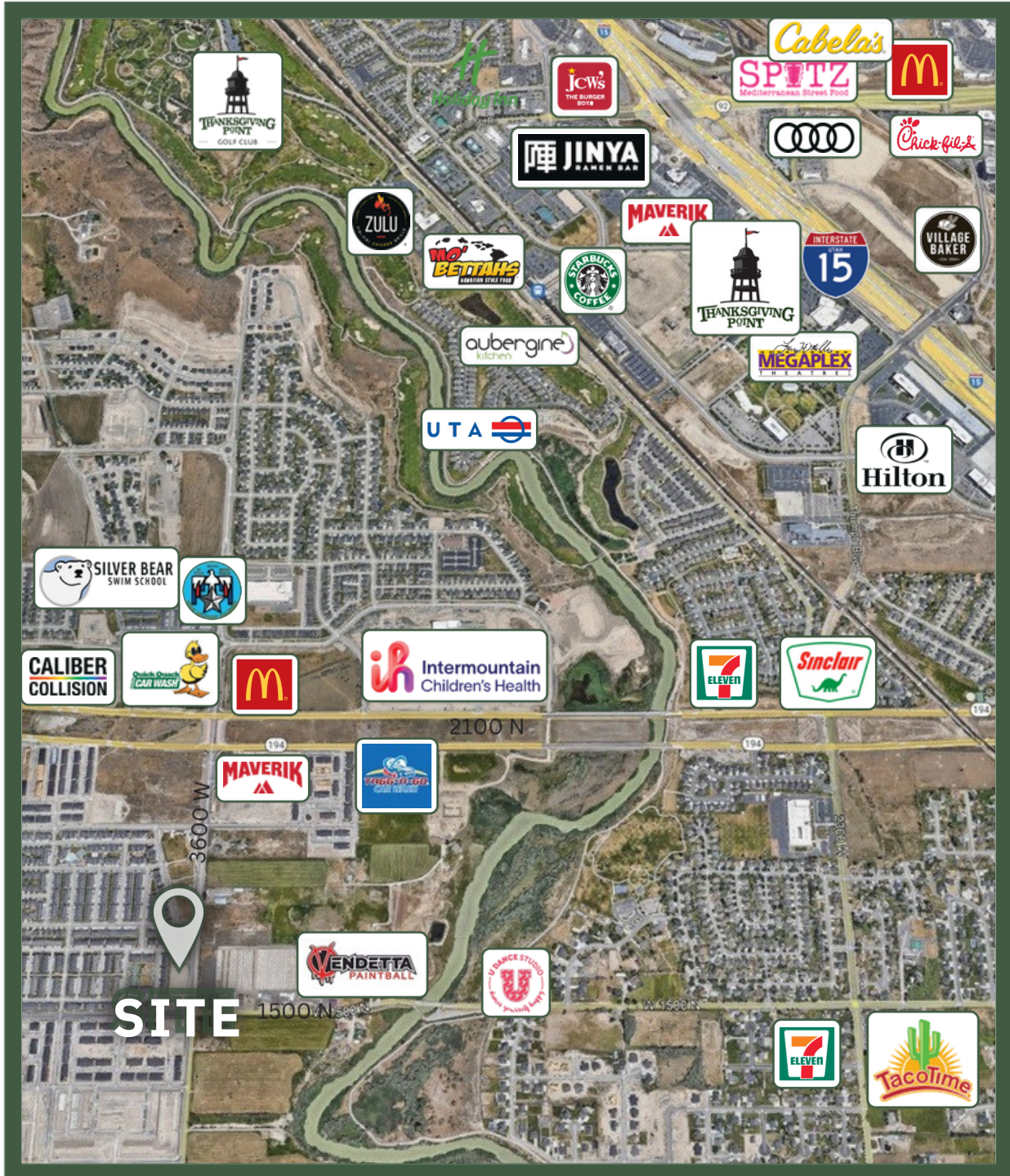
Available Space: 1 story 5,000 +/- sq ft

BUILDING C-2

Available Space: 1 story 3,600 sqft

NEARBY BUSINESSES

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NEARBY RESIDENTIAL

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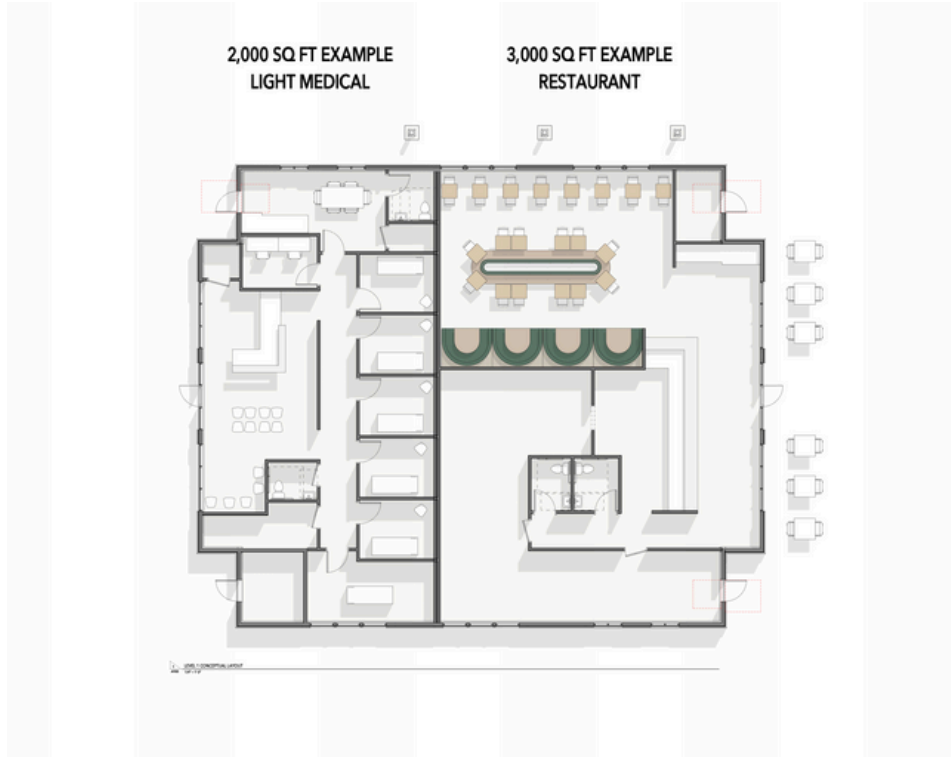
Over 11,000 homes occupied or to be built near the site.

FLOOR PLAN OPTION

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**BUILDING A-1
MEDICAL/RETAIL
FLOOR PLAN
OPTION**



**BUILDING A-1
OFFICE FLOOR
PLAN OPTION**



BUILDING RENDERINGS

1550 N 3600 W LEHI, UT 84043



**BUILDING A2 & A3
NORTH ELEVATION**



**BUILDING A2 & A3
WEST ELEVATION**



**BUILDING A1
NORTH ELEVATION**



**BUILDING A1
WEST ELEVATION**



BUILDING RENDERINGS

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**BUILDING 4
EAST ELEVATION**



**BUILDING 4
SOUTH ELEVATION**

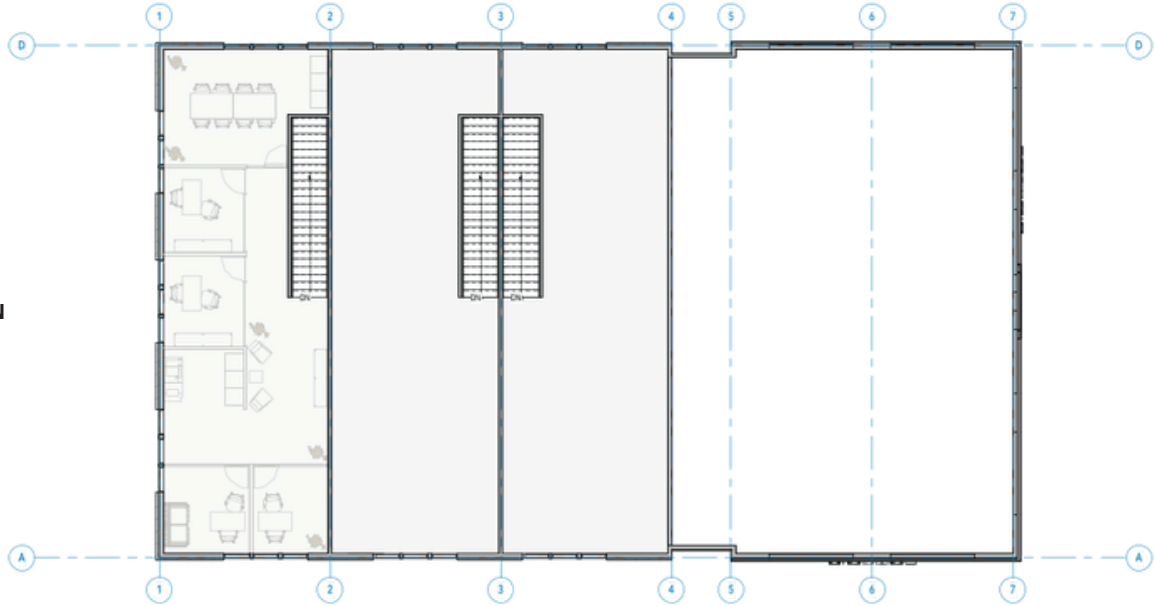


FLOOR PLAN OPTION A - CONDOS

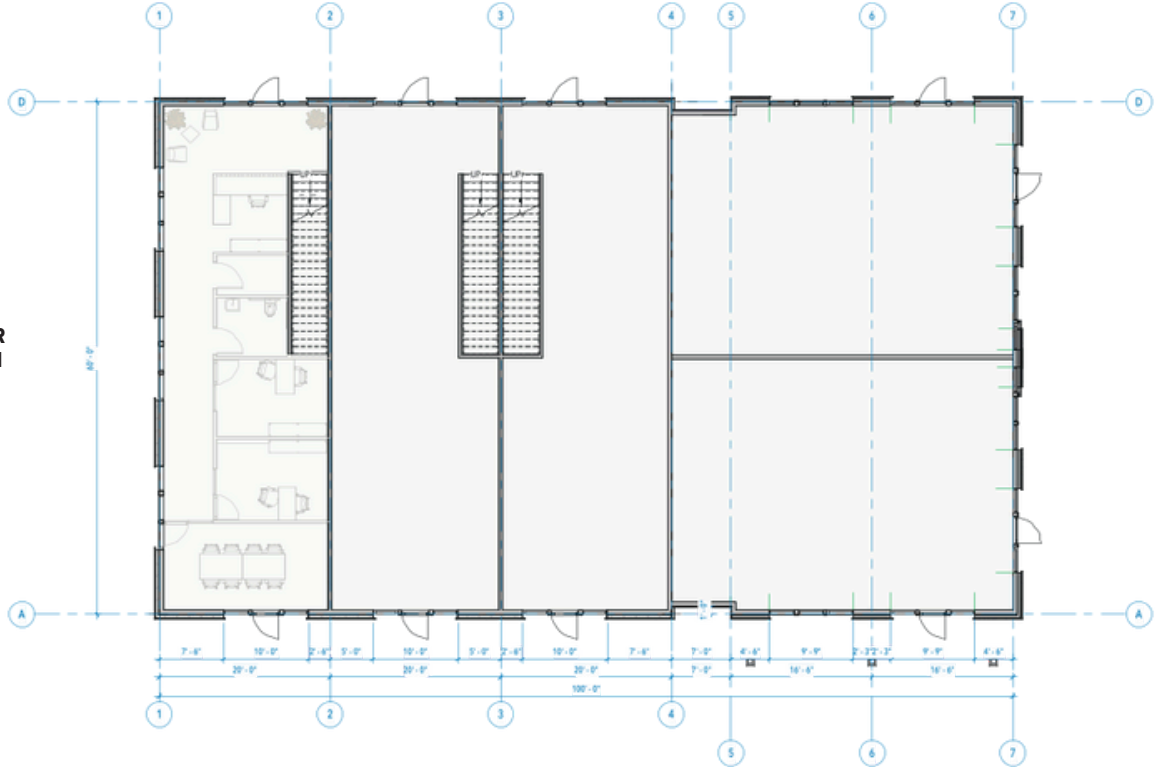
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**LEVEL TWO
FLOOR PLAN**

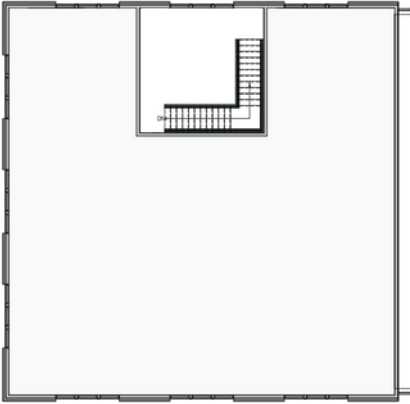


**MAIN FLOOR
FLOOR PLAN**

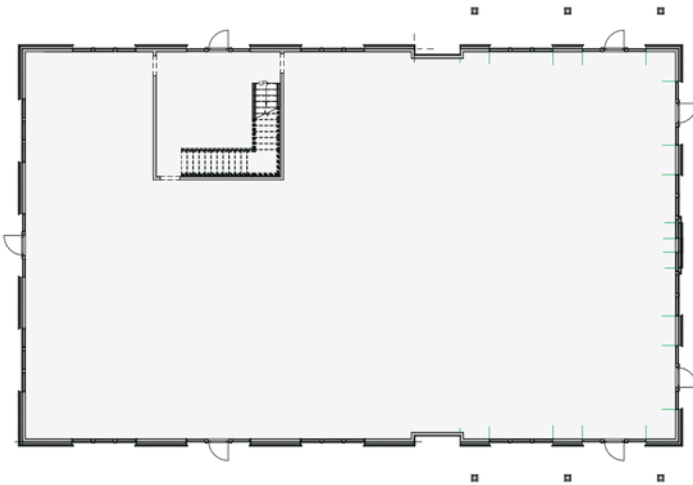


FLOOR PLAN OPTION A - OPEN LAYOUT

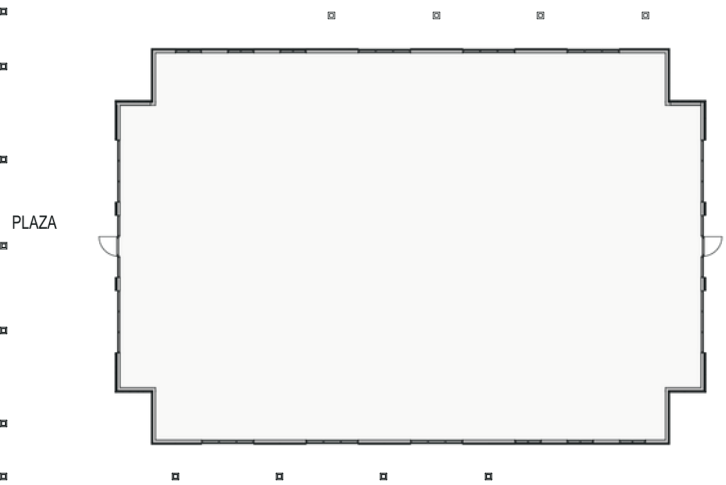
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LEVEL TWO FLOOR PLAN
 APPROXIMATELY 3,000 SQ FT ON LVL 2
 SPACE MAY BE DIVIDED UP AMONG MULTIPLE FUTURE TENANTS.
 ADDITIONAL STAIRS MAY BE ADDED



LEVEL ONE FLOOR PLAN
 APPROXIMATELY 6,000 GROSS SQ FT ON LVL 1
 SPACE MAY BE DIVIDED UP AMONG MULTIPLE FUTURE TENANTS.
 ENTRY DOORS MAY BE RELOCATED AS NEEDED WITHIN WINDOW BAYS



LEVEL ONE FLOOR PLAN
 APPROXIMATELY 5,200 GROSS SQ FT ON LVL 1
 SPACE MAY BE DIVIDED UP AMONG MULTIPLE FUTURE TENANTS.
 ENTRY DOORS MAY BE RELOCATED AS NEEDED WITHIN WINDOW BAYS