



# Pleasant Grove Town Center

172 S. Pleasant Grove Blvd.  
Pleasant Grove, UT 84062

\$3,500,000.00 | 5.8% CAP RATE



## RETAIL | FOR SALE

### PROPERTY INFORMATION

- Sales Price: \$3,500,000.00
- 5.8% Cap Rate
- (2) Drive-Thru's
- Dense Mix of Nearby Residential, Business & Entertainment
- High Demand Food & Beverage Area
- Continuing Growth Market
- 200 Apartment units under construction next door
- Built in 2025
- Quick I-15 Freeway Access (1.3 Miles)

### DEMOGRAPHICS

| POPULATION | 1 MILE   | 3 MILE    | 5 MILE    |
|------------|----------|-----------|-----------|
| 2025 EST   | 14,758   | 70,358    | 169,093   |
| 2030 PROJ  | 15,478   | 75,190    | 181,380   |
| HOUSEHOLDS |          |           |           |
| 2025 EST   | 5,315    | 21,936    | 51,598    |
| 2030 PROJ  | 5,711    | 24,199    | 56,959    |
| INCOME     |          |           |           |
| 2025 AVG   | \$96,785 | \$128,351 | \$138,021 |
| 2025 MED   | \$78,816 | \$100,135 | \$107,834 |

Source: ESRI 2025

