

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

FOR SALE

Pleasant Grove Town Center

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

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



RETAIL | FOR SALE

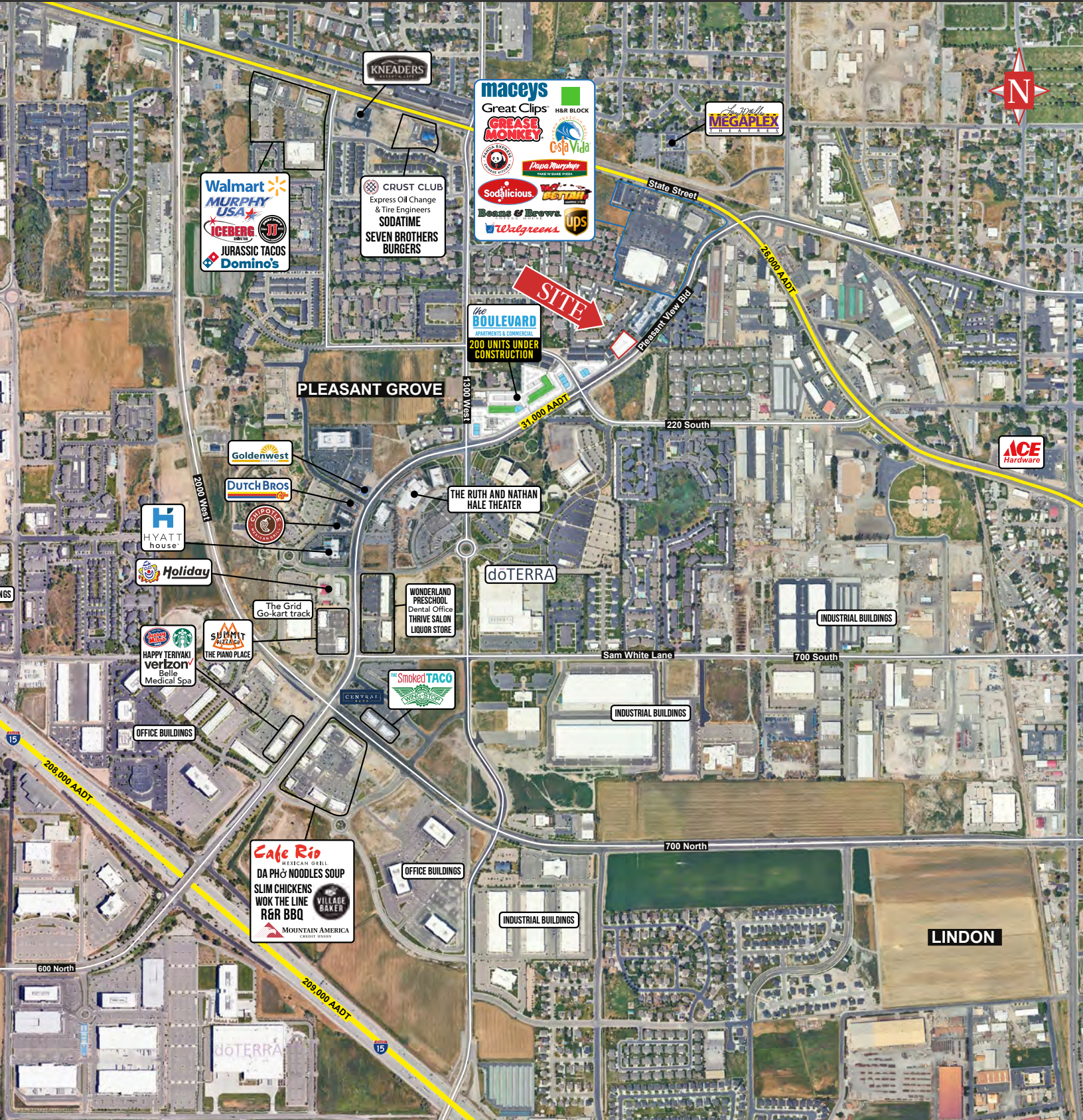
PROPERTY INFORMATION

- > 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



NAIExcel

7455 Union Park Avenue Ste. A, Midvale, Utah 84047
801 255 3333 | naiexcel.com

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

801 255 3333 | naiexcel.com

Marlon Hill
Associate Broker, MBA
Owner / Agent

801 548 3262
mhill@naiexcel.com

Tom Longaker
Associate Broker
Owner / Agent

801 755 1264
tlongaker@naiexcel.com

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