

1653 N State Street | Orem, UT

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LEGEND
PARTNERS ■■■■

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- **AVAILABLE FOR LEASE**
- **1,155 SF**
- **\$23/SF NNN (\$3.50 NNN)**
- **HIGH TRAFFIC COUNTS**
- **WIDE OPEN FLOOR PLAN**
- **20'W X 58'D**
- **200 AMP 3-PHASE POWER**

LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	18,396	103,494	184,342
2028 PROJECTED POPULATION	19,423	110,664	197,605
2023 EST. HOUSEHOLDS	5,327	31,543	56,852
2023 EST. AVG HH INCOME	\$119,820	\$117,001	\$117,631
2023 EST. BUSINESSES	572	4,852	8,712
2023 EST. DAYTIME POPULATION	8,410	66,698	124,236

TRAFFIC

1600 NORTH
22,000 VEHICLES PER DAY

STATE STREET
47,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS