

LEHI STATE STREET AUTO CENTER

175 North 1200 East | Lehi, UT 84043



DEMOGRAPHICS			
2024 EST. POPULATION	10,024	86,990	195,060
2029 PROJECTED POPULATION	10,224	89,672	213,867
2024 EST. DAYTIME POPULATION	15,488	79,160	202,932
2024 EST. AVG HH INCOME	\$131,124	\$145,535	\$152,152
2024 EST. HOUSEHOLDS	2,939	24,348	55,784
2024 EST. BUSINESSES	602	2,015	4,694

Contact

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com



801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

LEHI STATE STREET AUTO CENTER

175 North 1200 East | Lehi, UT 84043



DIVISIBLE:

Unit 1: 7,699 SF

Unit 2: 5,861 SF

TEMPERATURE CONTROLLED

FENCED YARD:

13,329 SF

VEHICLE PIT & PAINT BOOTH

TWO (2) GRADE LEVEL DOORS:

One (1) 12' x 12'

One (1) 12' x 14'

FOR LEASE

\$22,000/Monthly NNN

Property Highlights

- Building Size: 13,560 SF
 - Divisible to 5,846 SF
 - Office: 1,316 SF
 - Warehouse: 12,244 SF
 - One (1) Showroom/Reception
 - Three (3) Private Offices
 - One (1) Bullpen Area
 - One (1) Breakroom (in Warehouse)
- Divisible as Follows:
 - Unit 1: 7,699 SF
 - Unit 2: 5,861 SF
- Heating: Gas forced Heaters in Warehouse
- Cooling: Swamp Coolers in Warehouse
- Temperature Controlled Office
- Loading:
 - One (1) 12' x 12' Grade Level Door
 - One (1) 12' x 14' Grade Level Door
- Property Size: 1.33 Acres
- Three (3) Restrooms
- Vehicle Pit & Paint Booth
- Clear Height: 11' - 12'
- Fenced/Secured Yard: 13,329 SF (2,000 SF Covered Outdoor Storage)
- Signage: Two (2) Monument Signs & Crown Sign(s) Available
- Parking Spaces: 85
- Year Built: 2013
- Zoning: C (Commercial)
- Average Daily Travel:
 - State Street: 16,000+ /Cars Daily
 - Main Street: 25,000+ /Cars Daily
 - I-15 Freeway: 167,000+ Cars Daily
- Location: Located in Between the Busy Commercial Thoroughfares of Lehi city, Flanking Both Main Street and State Street
- Access: Premier Access off of Lehi Main Street Exit of I-15 Freeway

Contact

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com



801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

LEHI STATE STREET AUTO CENTER

175 North 1200 East | Lehi, UT 84043



Contact

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

SKYLER PETERSON, SIOR
Executive Vice President
801.656.7354
speterson@legendcommercial.com

**LEGEND**
COMMERCIAL

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Approved Uses - Commercial Zoning

Amusement enterprises (i.e., arcades, mini-golf course, batting cage)	Estate sales and one day auctions	Pet and pet supply store
Animal hospital, small animals only and provided conducted within completely enclosed building	Express and transfer service	Pet grooming
Antique and import shop	Fabric and textile store	Pharmacy
Archery shop and range, provided conducted within completely enclosed building	Farm implement sales	Photo studio
Art and artists supply store	Farmers' market	Photographic supplies
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	Five and ten cent notions store	Physician or surgeon
Athletic and sporting goods store, including sale or repair of motor vehicles, motor boats or motors	Florist shop	Pie manufacture
Athletic club	Fruit and vegetable store or stand	Piercing/body
Auction establishment	Fuel sales office	Plumbing shop
Automobile body repair	Furniture sales, repair and upholstery	Portable/mobile toilet
Automobile maintenance	Garden supplies and plant material sales	Post Office or supply
Automobile new or used sales and service	Gift store	Preschool and/or nursery school
Automobile rental	Glass sales and service	Private club
Automobile repair	Government buildings or uses, nonindustrial	Professional office
Awning sales and service	Graphic designing	Reception center or wedding chapel
Bakery goods manufacturing	Greenhouse and nursery	Recreational vehicle sales and service
Bakery manufacture limited to goods retailed on premises	Grocery	Recreational vehicle storage
Bank or financial institution	Gymsmith	Rehabilitation center
Barbershop	Gymnasium	Rental agency for home and garden equipment
Beauty culture school	Hardware store	Residential dwellings in a Mixed Use Overlay Zone per chapter 19 of this title
Beauty shop	Health and fitness club	Restaurant
Beer parlor, sale of draft beer	Health food store	Restaurant drive-in
Bicycle sales and service	Heating and air conditioning sales and service	Rollerskating rink
Billiard parlor	Heliport	Roofing sales or shop
Blueprinting or copy center	Hobby and crafts store	Sandblasting
Boarding or lodging house	Home decor shop	Seamstress or tailor
Boat building	Hospital supplies	Seed and feed store, retail
Boat sales and service	Hotel	Self-storage - enclosed
Body art/tattoo	Household appliance sales and incidental service	Service station, automobile
Bookbinding	Household cleaning and repair	Sewing machine sales and service
Bookstore, retail	Household pet boarding	Sexually oriented business
Bottling and distribution plant	Ice cream manufacture	Sheet metal shop and retinning, provided all operations conducted within completely enclosed building
Bowling alley	Ice cream parlor	Shoe store
Building materials sales or yard	Ice manufacture and storage	Shooting gallery
Cafe or cafeteria	Insulation sales	Sign - graphic design
Camera store	Insurance agency	Sign manufacture or sign painting
Candy manufacturer	Interior decorating and designing establishment	Soil and lawn service
Candy store, confectionery	Janitor service and supply	Souvenir shop
Car wash - automatic	Jewelry store sales and service	Spa and massage establishment
Car wash - manual	Knitting mills	Supercenter (groceries and nonfood related items)
Carbonated water sales	Laboratory, dental or medical	Tanning salon
Carpenter and cabinet shop	Laundry and/or dry cleaning and/or laundromat	Tattoo/body art
Carpet and rug cleaning	Laundry and/or dry cleaning pick up station	Tavern
Carpet, rug, and linoleum service	Lawn and garden equipment sales and service	Taxicab and shuttle terminal
Catering establishment	Leather goods sales and service	Taxidermist
Childcare - daycare	Legal office	Telecommunication tower
Christmas tree sales	Library	Theater, indoor
Church	Linen supply store	Theater, outdoor
Church, temporary revival	Liquor store	Thrift store
Circus, carnival or other transient amusement	Locksmith	Tire recapping or retreading sales and service
Clinics, medical and dental	Lodge or social hall	Tobacco shop
Clothing and accessory store	Lounge	Tool design (precisions) repair and manufacture
Construction of buildings to be sold and moved off of premises	Machine shop operations	Toy store, retail
Contractor shop, provided work conducted within a completely enclosed building	Manufacture of goods retailed on premises	Trade or industrial school/teaching
Convenience store	Meat, fish and seafood store	Travel agency
Costume rental	Medical office	Ultra light aircraft manufacturing
Dairy products	Mobile home sales lot and service	Used car lot
Dance hall - studio	Monument works and sales	Utility equipment building
Delicatessen	Mortuary	Variety store
Dental practice	Motel	Ventilating equipment sales and service
Department store	Motorcycle and motor scooter sales and service	Video arcade
Drapery and curtain store	Museum	Video shop
Drugstore	Music store	Warehouse storage
Dumpster rental	Nightclub or social club	Welding shop
Educational institution	Novelty store	Wholesale business
Electrical and heating appliances and fixtures sales and service	Office machines sales and service	Window washing establishment
Electronic appliances and/or electronic instruments assembly	Office supply	
Electronic equipment sales and service	Optometrist, optician or oculist	
Employment agency	Ornamental iron sales or repair	
	Outcall services (sexually oriented)	
	Paint or wallpaper store	
	Parking lot or garage for passenger automobiles	
	Pawnshop	
	Pest control and extermination	

Source: Lehi City

Contact

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

SKYLER PETERSON, SIOR
Executive Vice President
801.656.7354
speterson@legendcommercial.com

**LEGEND**
COMMERCIAL

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106