

OREM OFFICE/RETAIL - BASEMENT LEVEL

500 South State St • Orem, Utah 84058



HIGHLIGHTS

- UP TO 7,800 SF OF BASEMENT SPACE FOR LEASE
- EXTERIOR ENTRY WITH EXTERIOR AND PYLON SIGNAGE AVAILABLE
- \$15 PSF NNN (UTILITIES TO BE INCLUDED IN NNN CHARGE, WHICH IS ESTIMATED AT \$4.15 SF)
- HIGH TRAFFIC AREA



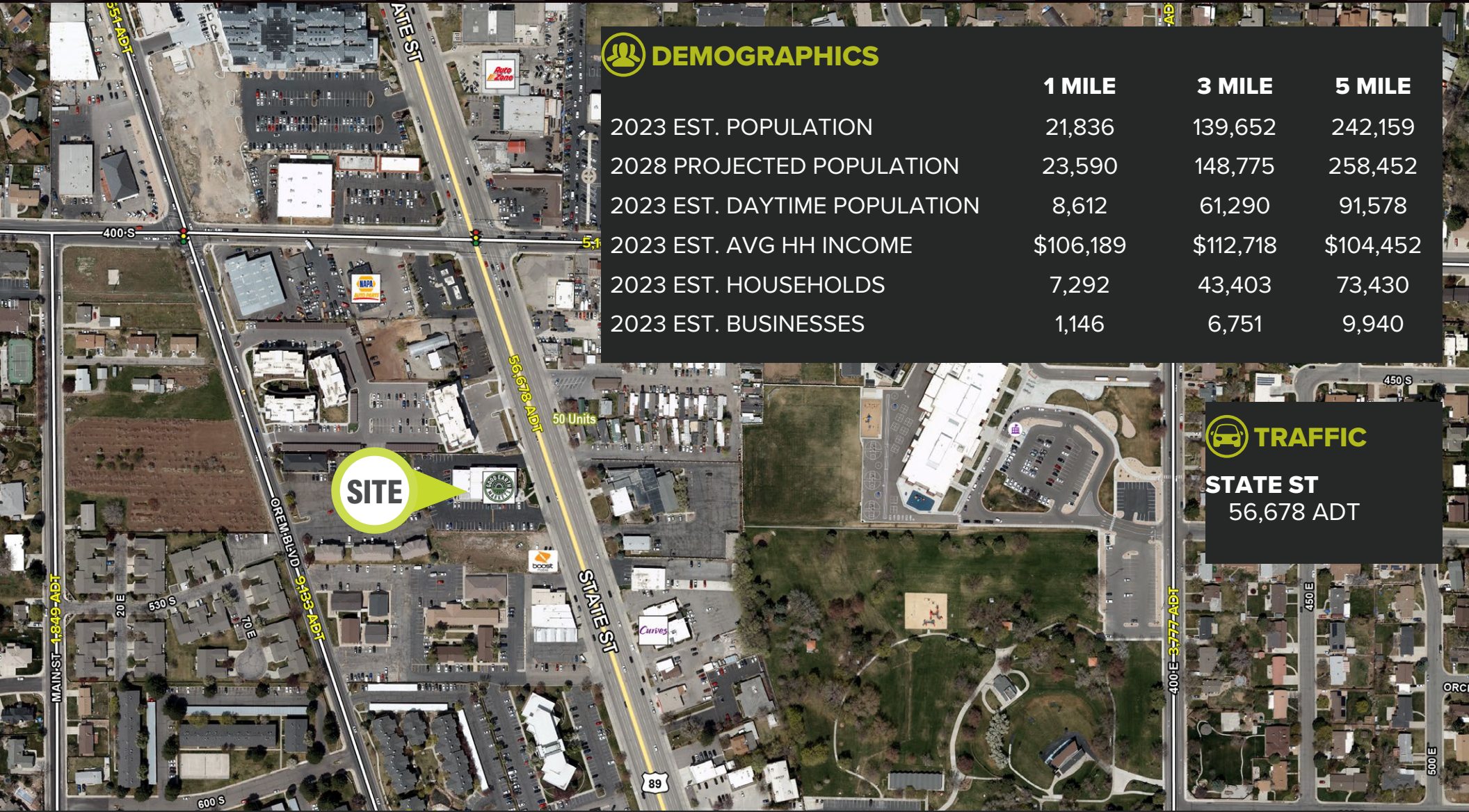
TESS ARGYLE

801.556.0450 | targyle@legendllp.com

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	21,836	139,652	242,159
2028 PROJECTED POPULATION	23,590	148,775	258,452
2023 EST. DAYTIME POPULATION	8,612	61,290	91,578
2023 EST. AVG HH INCOME	\$106,189	\$112,718	\$104,452
2023 EST. HOUSEHOLDS	7,292	43,403	73,430
2023 EST. BUSINESSES	1,146	6,751	9,940

TRAFFIC

STATE ST
56,678 ADT

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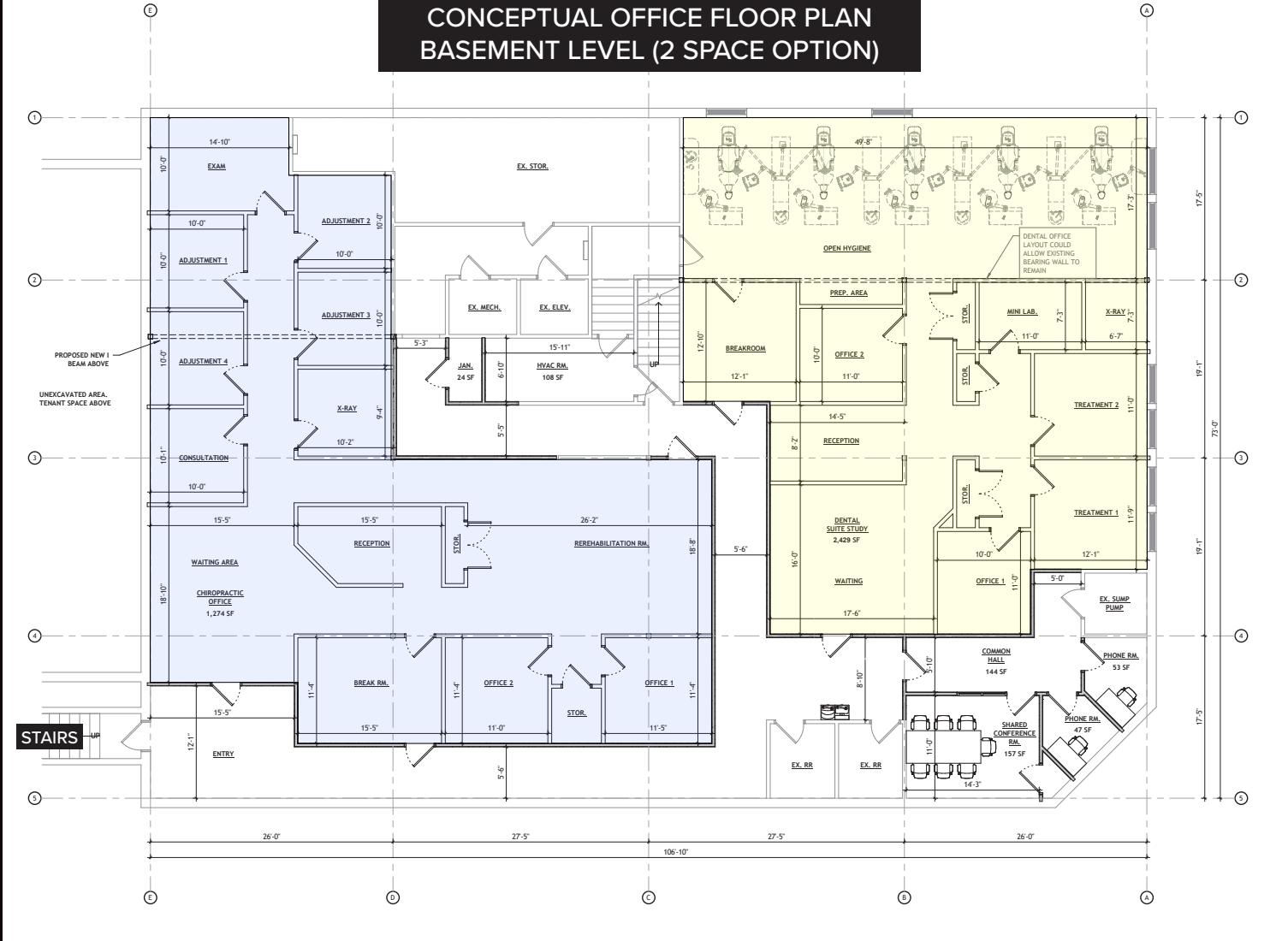
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**CONCEPTUAL OFFICE FLOOR PLAN
BASEMENT LEVEL (2 SPACE OPTION)**



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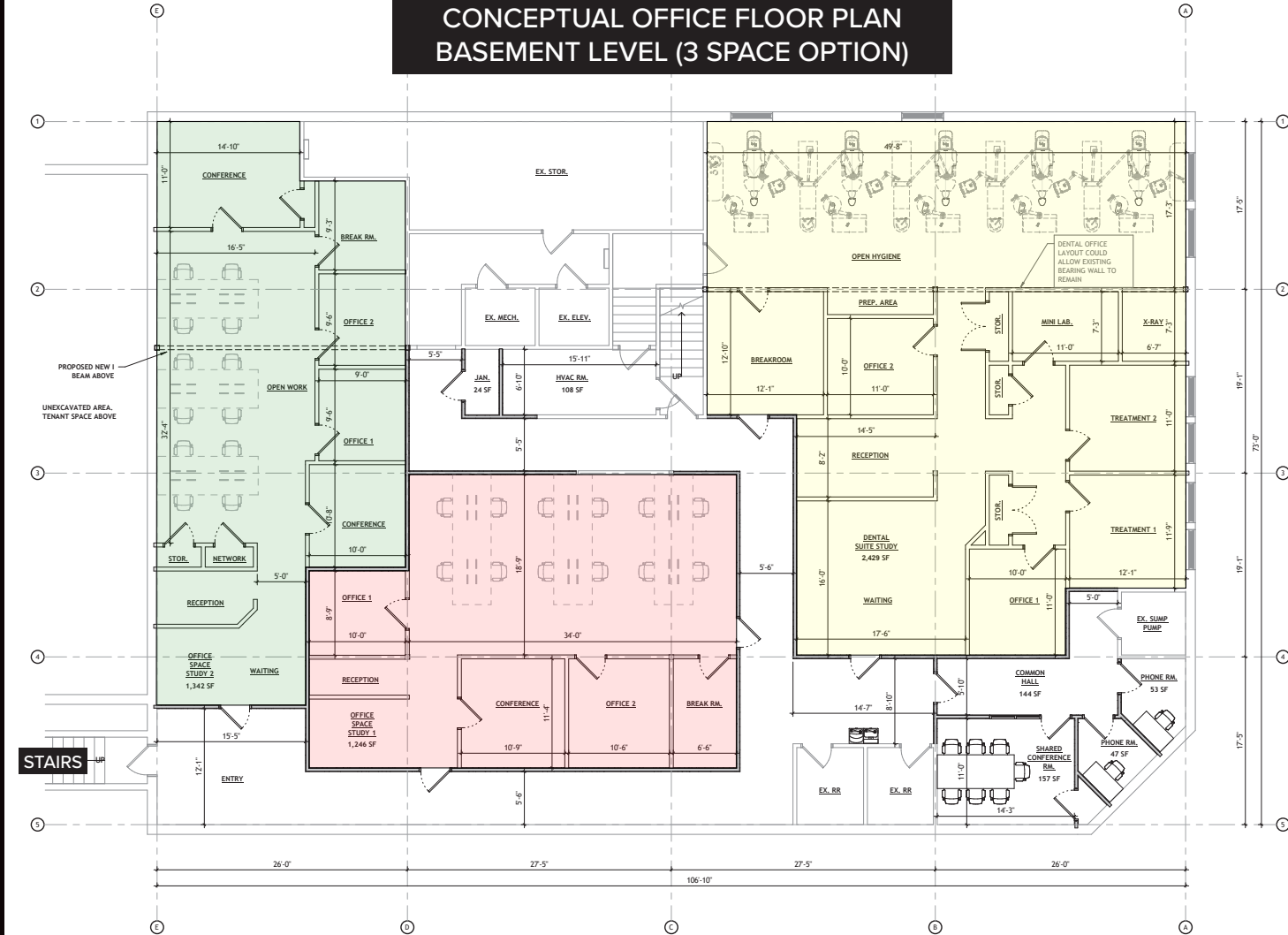
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**CONCEPTUAL OFFICE FLOOR PLAN
BASEMENT LEVEL (3 SPACE OPTION)**



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