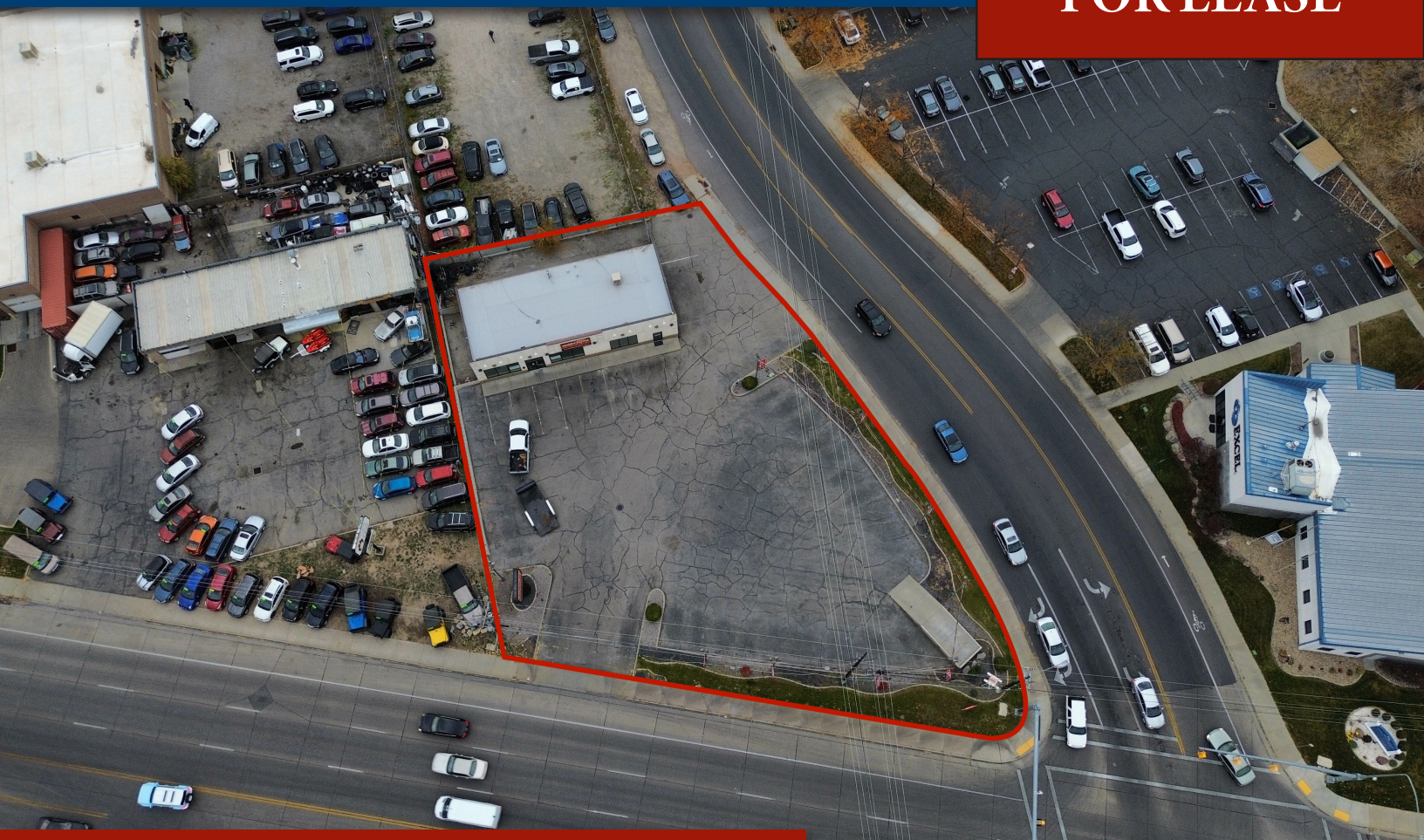


# Auto Dealership on Provo State Street

1695 N State St | Provo, UT

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- 2,120 SF Building
- 0.5 Acre Property
- Traffic Counts - 56,780 AADT (UDOT 2024)
- Corner Lot at Lighted Intersection
- Vehicle Display Ramp
- 3 Year Minimum Term

**LEASE RATE:  
\$10,500/MO + NNN**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

**Caden Bryan**

Agent  
[Caden@andersoncrg.com](mailto:Caden@andersoncrg.com)

**(435) 881-7294**

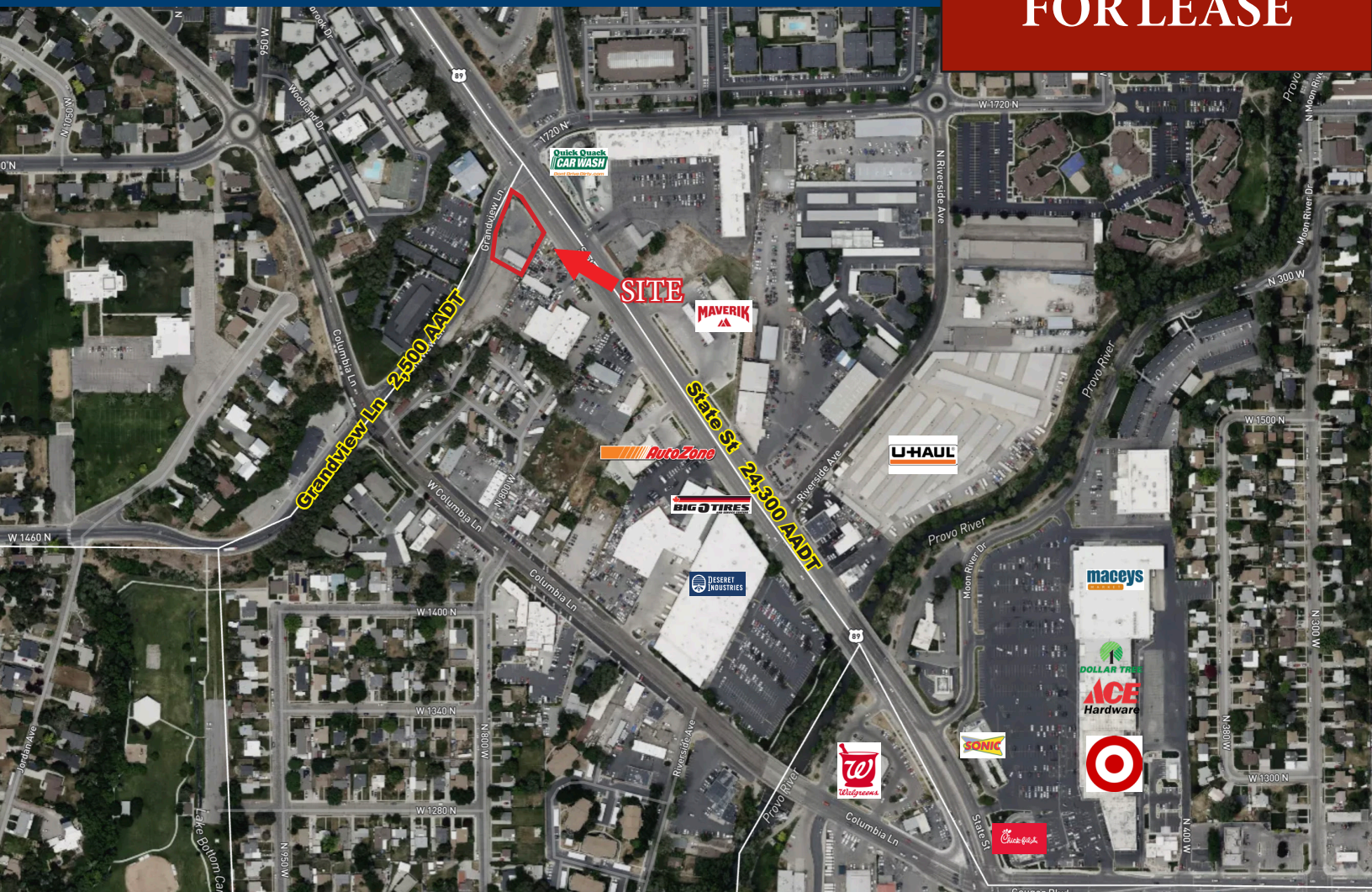
The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2023	24,341	142,083	206,470
Households			
2023	6,526	43,517	63,982
Income			
2023 Median	\$57,987	\$66,051	\$70,949



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