

GROVE COVE

FOR SALE OR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

SHAD WEBB

swebb@mwcre.com

direct 435.459.0212

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PROPERTY DETAILS

250 S N COUNTY BLVD, PLEASANT GROVE, UT 84062

- High End Office/Retail Units (Total 22 Units Available)
- Sale Price: \$300.00 – \$350.00/SF
- Lease Rate: \$24.00-\$28.00/SF NNN
- Available:
 - Building A: 2,556 SF - 15,760 SF (Existing)
 - Building B: 2,556 SF - 15,760 SF (Spring 2025)
 - Building C: 2,376 SF - 12,900 SF (Existing)
 - Building D: 2,376 SF - 12,900 SF (Spring 2025)
- Highly Exposure and Visibility
- Parking Ratio: 3.1/1,000 SF
- Close Proximity to many Restaurants and Amenities
- Close I-15 Freeway Access

2024 DEMOS

EST. POPULATION



1 MILE » 16,990

3 MILE » 74,495

5 MILE » 168,600

EST. HOUSEHOLDS



1 MILE » 5,843

3 MILE » 23,099

5 MILE » 51,158

EST. AVERAGE HH INCOME



1 MILE » \$92,524

3 MILE » \$114,953

5 MILE » \$120,987

**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

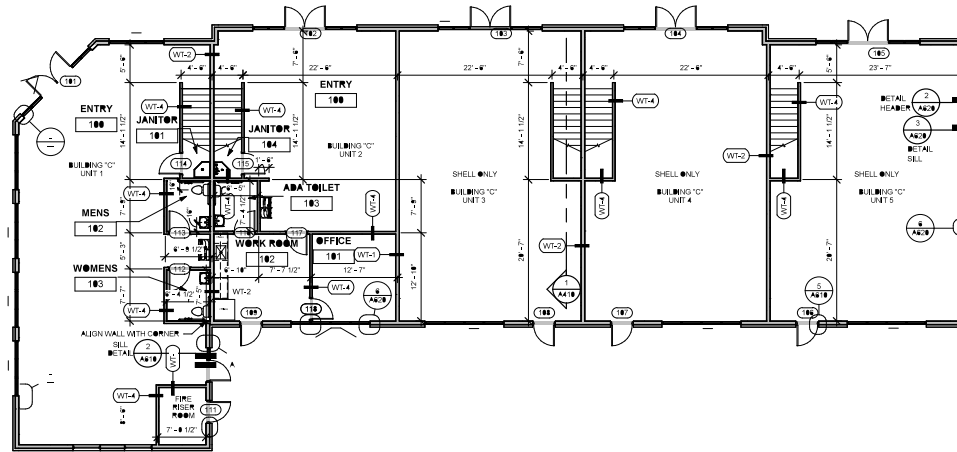
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BUILDING C FLOOR PLAN

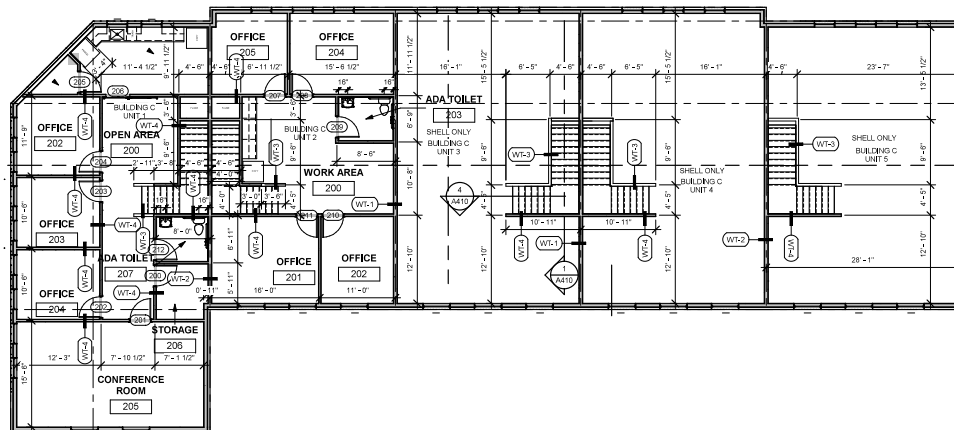


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FIRST FLOOR



SECOND FLOOR



BUILDING TABLE

PHASE 1 -

BUILDING "A":

- UNIT #11 = 2,768 SQ.FT.
- UNIT #12 = 2,556 SQ.FT.
- UNIT #13 = 2,556 SQ.FT.
- UNIT #14 = 2,556 SQ.FT.
- UNIT #15 = 2,556 SQ.FT.
- UNIT #16 = 2,768 SQ.FT.

BUILDING "C":

- UNIT #01 = 3,336 SQ.FT.
- UNIT #02 = 2,376 SQ.FT.
- UNIT #03 = 2,376 SQ.FT.
- UNIT #04 = 2,376 SQ.FT.
- UNIT #05 = 2,436 SQ.FT.

PHASE 2-

BUILDING "B":

- UNIT #17 = 2,768 SQ.FT.
- UNIT #18 = 2,556 SQ.FT.
- UNIT #19 = 2,556 SQ.FT.
- UNIT #20 = 2,556 SQ.FT.
- UNIT #21 = 2,556 SQ.FT.
- UNIT #22 = 2,768 SQ.FT.

BUILDING "C":

- UNIT #06 = 3,336 SQ.FT.
- UNIT #07 = 2,376 SQ.FT.
- UNIT #08 = 2,376 SQ.FT.
- UNIT #09 = 2,376 SQ.FT.
- UNIT #10 = 2,436 SQ.FT.

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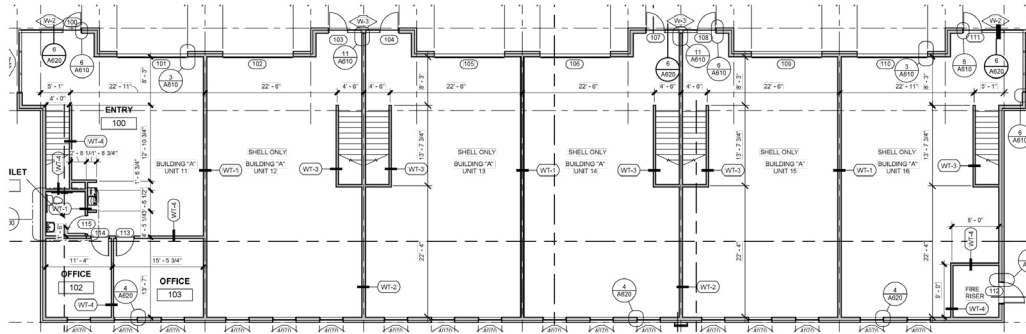
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BUILDING A FLOOR PLAN

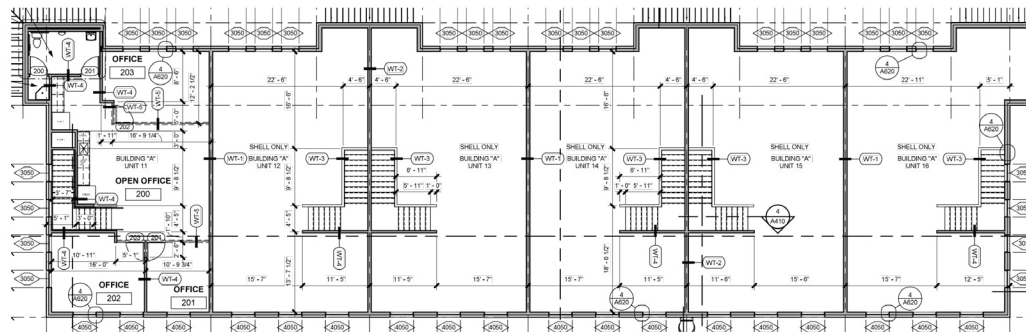


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FIRST FLOOR



SECOND FLOOR



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- UNIT #22 = 2,768 SQ.FT.

BUILDING "C":

- UNIT #06 = 3,336 SQ.FT.
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SITE MAP

GROVE COVE



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01 PLAN VIEW
SCALE - 1" = 20'

- AVAILABLE
- UNDER CONTRACT
- SOLD

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2000 WEST 14,606 ADT

SITE

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« SITE



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.