

FOR LEASE

AVAILABLE FOR OCCUPANCY NOW

1,800 SF FOR \$1,500 FULL SERVICE



1,800 Sq Ft - 10 East State Street Suite 2 Lehi, Utah

CORE **UTAH**
REAL ESTATE

www.coreutah.com

PROPERTY HIGHLIGHTS

- Available April 1, 2024
- Great Location on State Street in Lehi
- 1,800 Square Feet for Lease
- Lease Rate: \$1,500 /Month, Full-Service
- Large Open Space
- 1 office, 1 restroom
- Garden Level Space
- Great visibility from State Street.
- *Landlord needs to retain use on Saturdays for Dental Assisting School program. Also needs open area on Tues / Wed from 6-9 pm.
- Furniture included with space
- Two entrances
- 2 Alloted parking stalls plus 8 street parking spaces
- Immediate Freeway Access to I-15

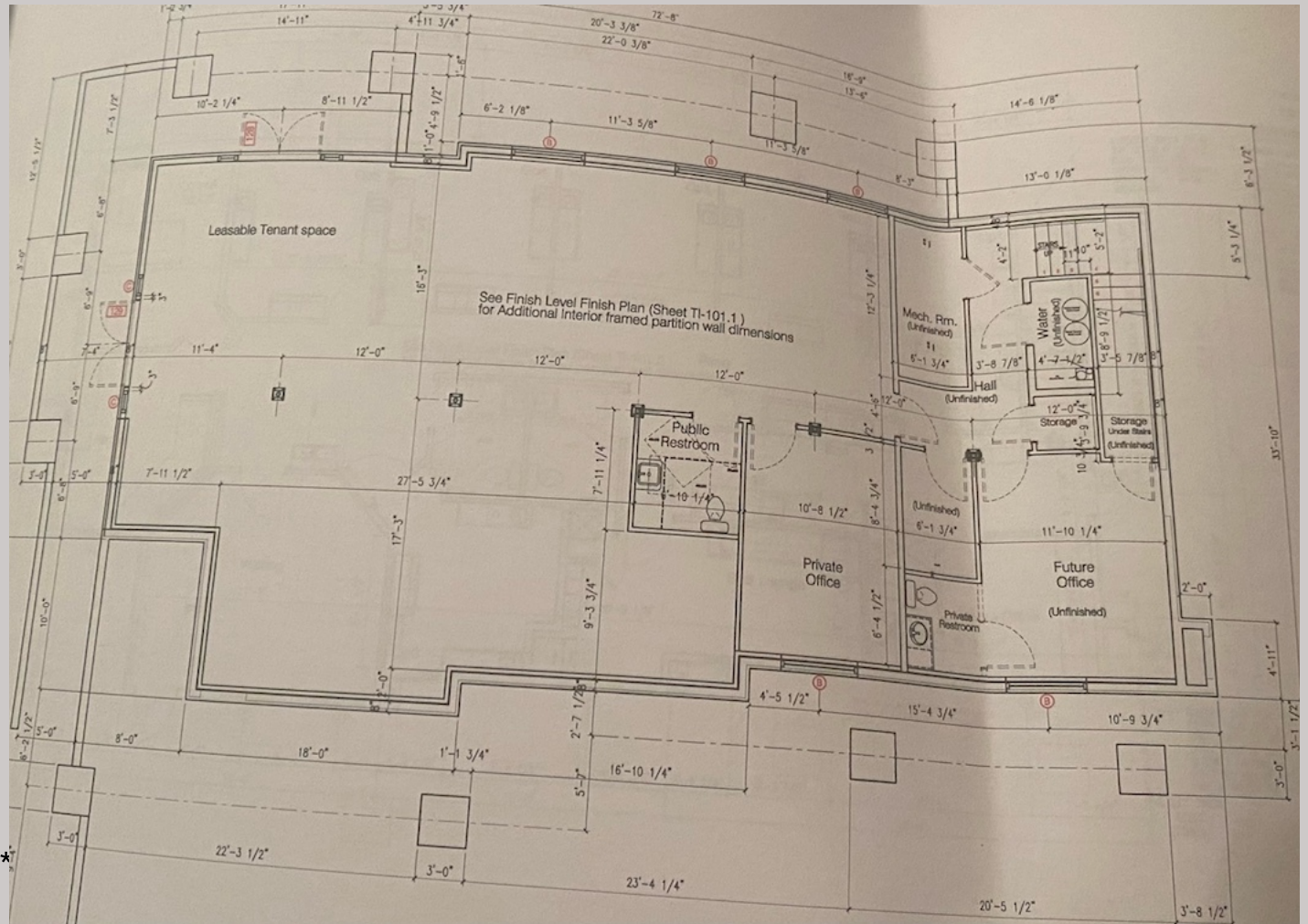


PROPERTY PHOTOS





FLOOR PLAN



SITE OVERVIEW





DEMOGRAPHIC INFORMATION

	2 Mile	10 Mile
Total Population	39,314	425,404
Total Households	10,302	116,497
Median Age	25.8	27.6
Median HH Income	100,809	100,509
Avg Household Size	3.9	3.6
Annual Pop Growth '22-'27	3.0%	3.0%
Annual Hse Growth '22-'27	3.1%	3.1%

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10 E State Street Suite 2
Lehi, Utah 84043

Caden Butterfield
 Vice President Leasing
 385-350-1811
 caden@coreutah.com

Aaron Cook, MBA
 Principal Owner
 801-787-7255
 aaron@coreutah.com

Kevin Ford, MBA
 President Sales & Leasing
 801-473-6519
 kevin@coreutah.com

