

# Orem Office/Retail - Value Add

845 N State Street | Orem, UT

**FOR SALE**



## PROPERTY HIGHLIGHTS

- .77 Acres
- 9,287 Square Feet of Office/Retail
- 81% Leased
- Existing Cap Rate - 4.22%
- ProForma Cap Rate - 8.22%
- 46,172 AADT on State Street
- 37,498 AADT on 800 North
- Right in Right out Access
- Great Value-Add Opportunity!

**SALE PRICE:**  
**\$1,900,000**



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Provo, Utah 84604  
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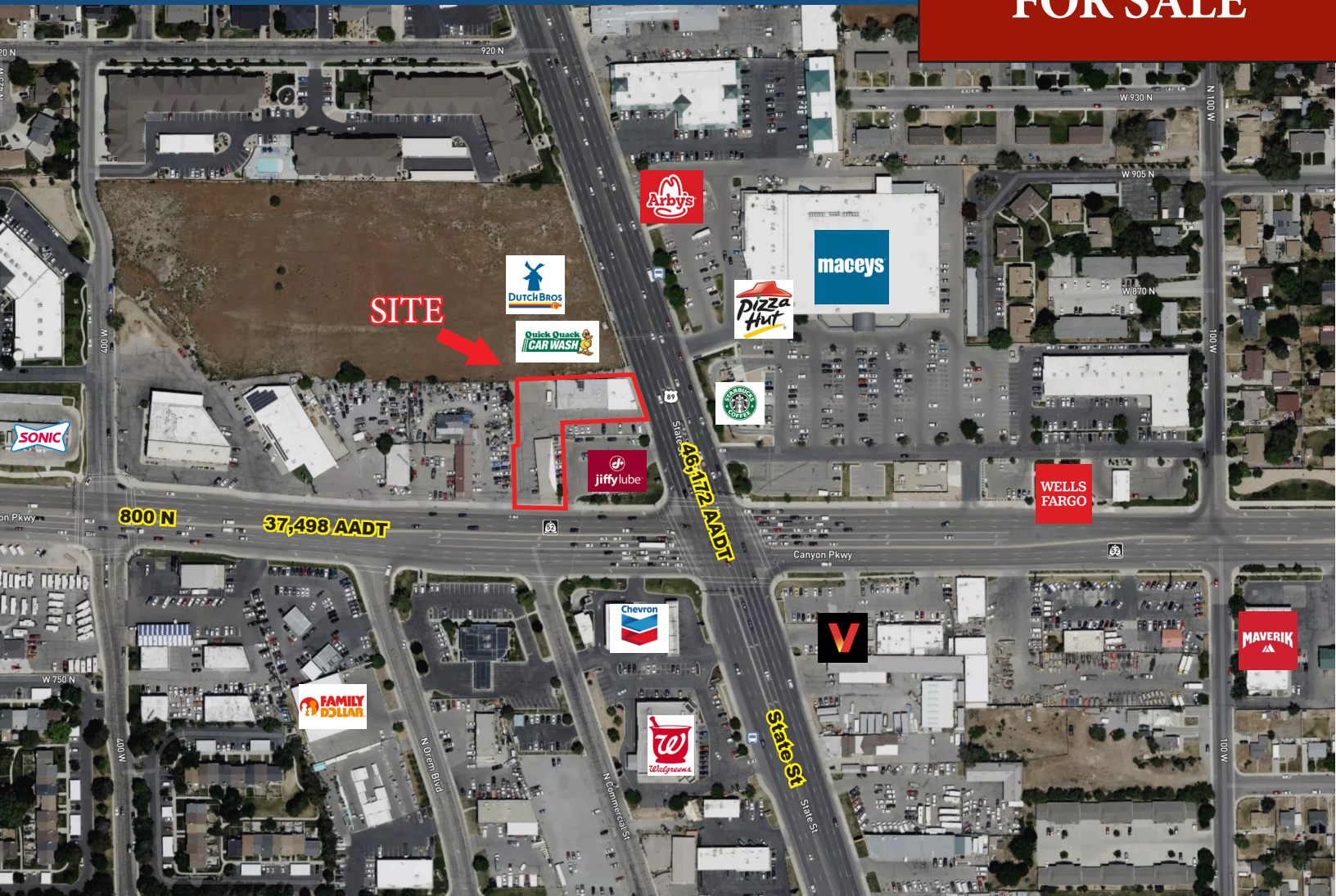
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2023	7,519	32,079	58,879
Population			
2023	22,529	102,699	191,333
Income			
2023	\$77,483.61	\$86,238.83	\$85,292.45



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