

PROVO GROUND LEASE (DRIVE-THRU ONLY USE)

825 West Center Street • Provo, Utah 84601



HIGHLIGHTS

- ~600 SF BUILDABLE W/DRIVE-THRU
- \$40,000/YEAR NNN "AS-IS"
- 1/2 MILE FROM DOWNTOWN PROVO
- QUICK ACCESS TO/FROM I-15

DOUG DAUTEL

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HUNTER TODD

801.808.8146 | htodd@legendcommercial.com

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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

LOCATION

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	25,372	121,078	184,265
2028 PROJECTED POPULATION	26,988	127,790	196,441
2023 EST. DAYTIME POPULATION	8,837	38,426	69,176
2023 EST. AVG HH INCOME	\$77,119	\$88,822	\$99,637
2023 EST. HOUSEHOLDS	9,204	37,385	56,988
2023 EST. BUSINESSES	1,142	3,953	7,234

TRAFFIC

CENTER ST
34,552 VEHICLES PER DAY

SITE

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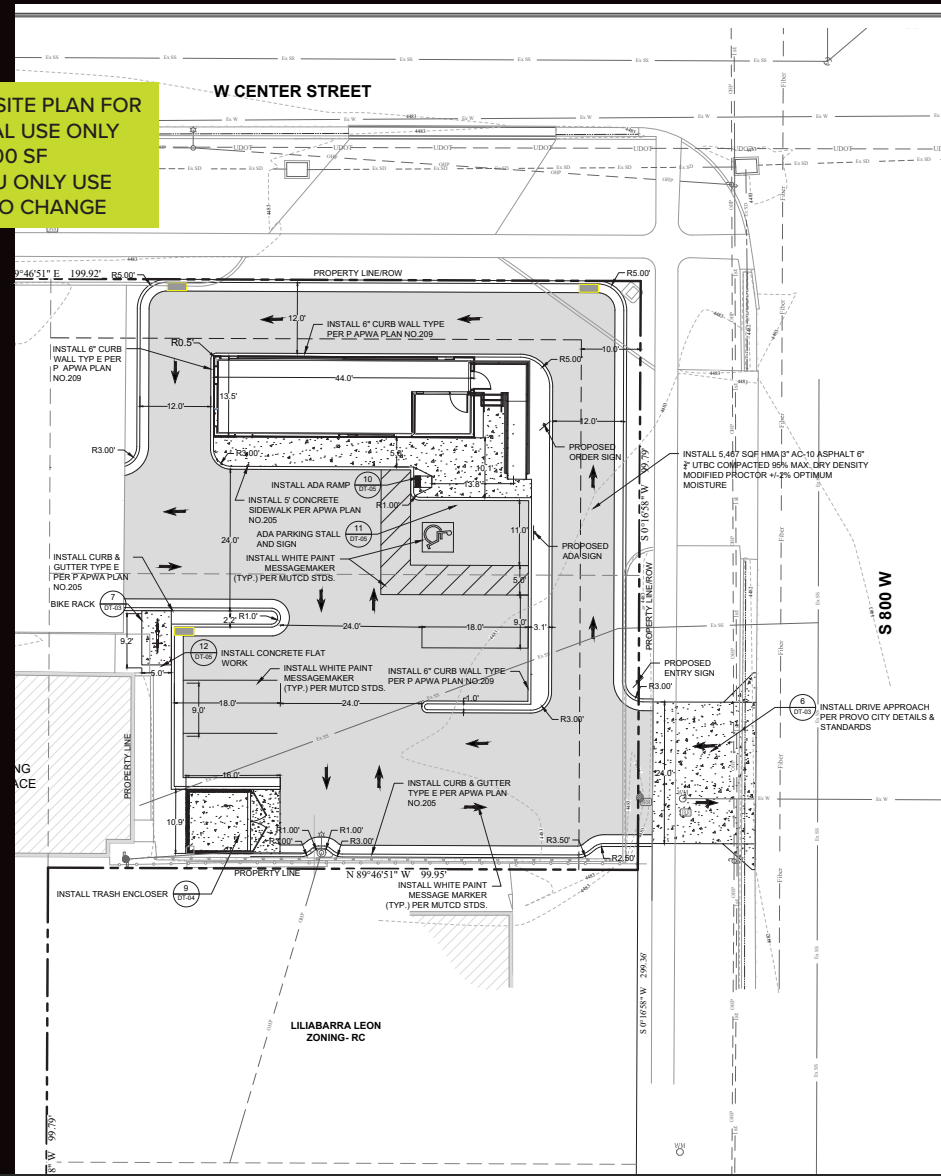
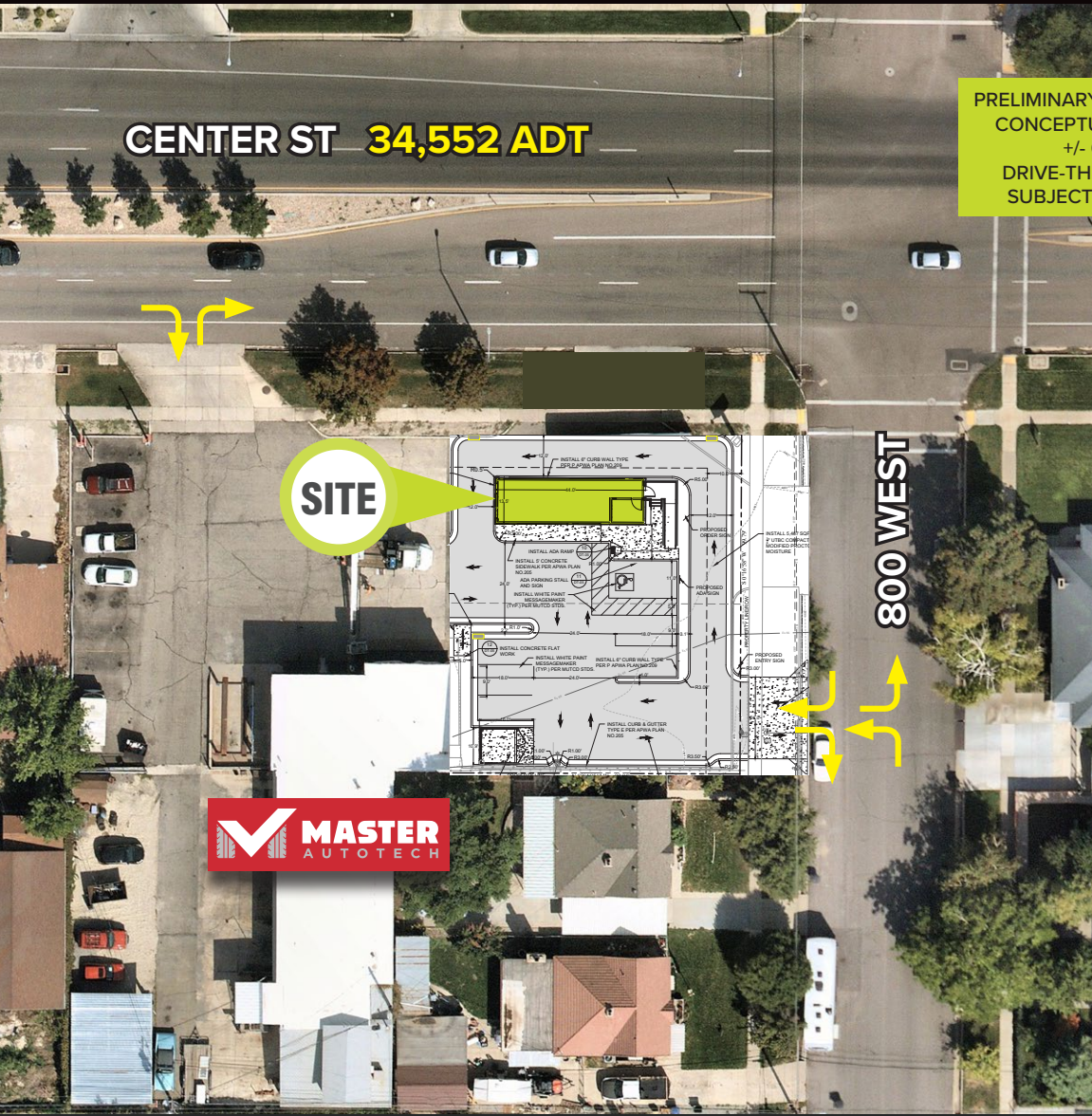
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CENTER ST 34,552 ADT

**PRELIMINARY SITE PLAN FOR CONCEPTUAL USE ONLY
+/- 600 SF
DRIVE-THRU ONLY USE
SUBJECT TO CHANGE**



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