PRIME STATE STREET LOT AVAILABLE IN OREM



Property Highlights

Located on State Street just north of 800 North, this project is just 1 mile east of the 15. Only one State Street frontage lot remains available along this high-traffic arterial.

Orem is home to Utah Valley University, the largest public university in Utah with an enrollment of over 40,000 students, which sits 2 miles south of the site.

Availability:

Lot A: ±0.93 AC

Contact agents for pricing



Heather Wiseman

Vice President, Leasing hwiseman@evgre.com 303.656.8713

Matt Nielson

Director of Acquisitions mattn@evgre.com 801.664.4282



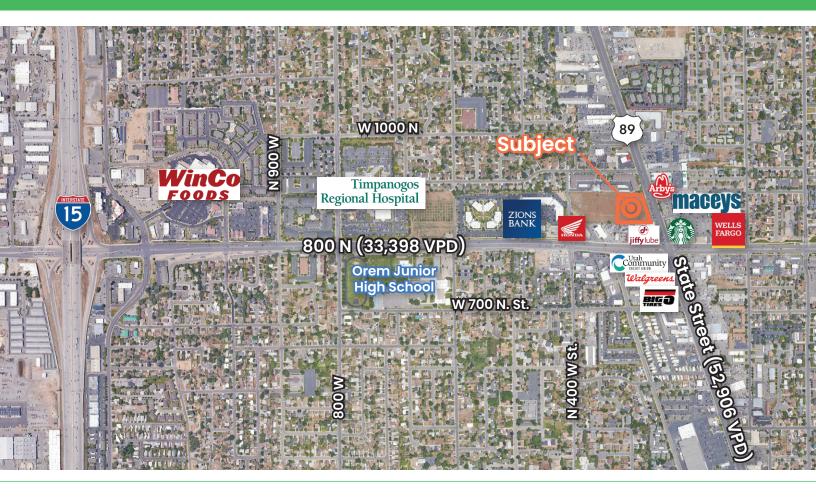
Jon Anderson

President/ Principal Broker jon@andersoncrg.com 801.472.1000

Chase Bryan

Vice President chase@andersoncrg.com 801.425.3655

PRIME STATE STREET LOT AVAILABLE IN OREM



Demographics

	1 Mile	3 Miles	5 Miles
Population	22,344	93,040	163,843
Households	7,222	33,769	58,019
Average HH Income	\$77,241	\$95,979	\$91,664
Daytime Population	7,321	40,824	73,301

Source: CoStar 2022

Traffic Counts

Street	Cross Street	Vehicles Per Day
State Street	800 North	52,906 VPD
800 North	State Street	33,398 VPD

Source: CoStar 2022

Contact agents for pricing



Heather Wiseman

Vice President, Leasing hwiseman@evgre.com 602.567.7123

Matt Nielson

Director of Acquisitions mattn@evgre.com 801.664.4282



Jon Anderson

President/ Principal Broker jon@andersoncrg.com 801.472.1000

Chase Bryan

Vice President chase@andersoncrg.com 801.425.3655

^{© 2023} Evergreen Dev Co. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.