

PRIME STATE STREET LAND IN OREM

Available



Lot A: ±0.93 AC | Lot E & F: ±4.07 AC

Property Highlights

Located on State Street just north of 800 North, this project is just 1 mile east of the 15. State Street frontage pad and anchor opportunities area 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 - Available	±0.93 AC
Lot B - Deal Pending	±0.69 AC
Lot C - Deal Pending	±1.07 AC
Lot E & F - Available	±4.07 AC (Divisible)

Contact agents for pricing



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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

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