

FOR LEASE > RETAIL SPACE

# Orem Center & State Shopping Center

70 SOUTH STATE STREET OREM | UTAH



## Property Information

**Lease Rate: \$15.00 psf NNN**

> **Available:**

**East end-cap units -**

A-4 2,500 SF

A-3 2,500 SF

A-2 2,000 SF

**West in-line units -**

E-4 1,200 SF

- > State Street - 56,000 ADT  
Center Street - 32,000 ADT  
Total traffic at intersection - 88,000 ADT
- > Located along major retail corridor
- > Neighboring tenants:  
Super Target, Little Caesars, Burger King, Zaxby's,  
Fantastic Sams, Jimmy Johns, Smiths,  
McDonalds, Zupas, Wallaby's, Fed Ex, Down East Home

**Lead Broker**

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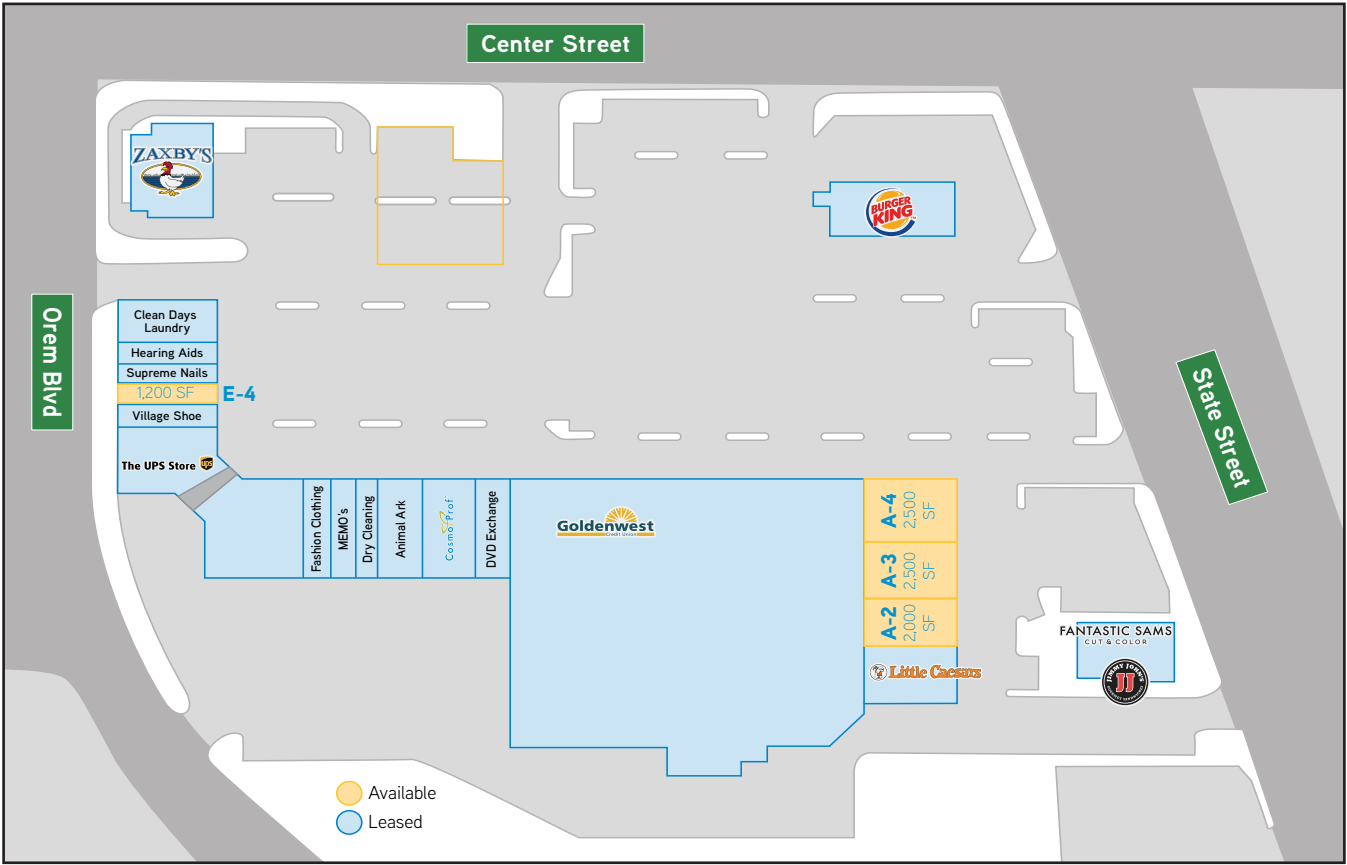
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2020 Estimated	22,103	131,868	237,302
2025 Projected	24,321	143,227	257,276
<b>Households</b>			
2020 Estimated	7,157	38,454	67,162
2025 Projected	7,919	42,029	73,357
<b>Income</b>			
2020 Median HHI	59,510	75,906	65,571
2020 Average HHI	81,387	99,690	90,629
2020 Per Capita	24,354	26,841	23,950

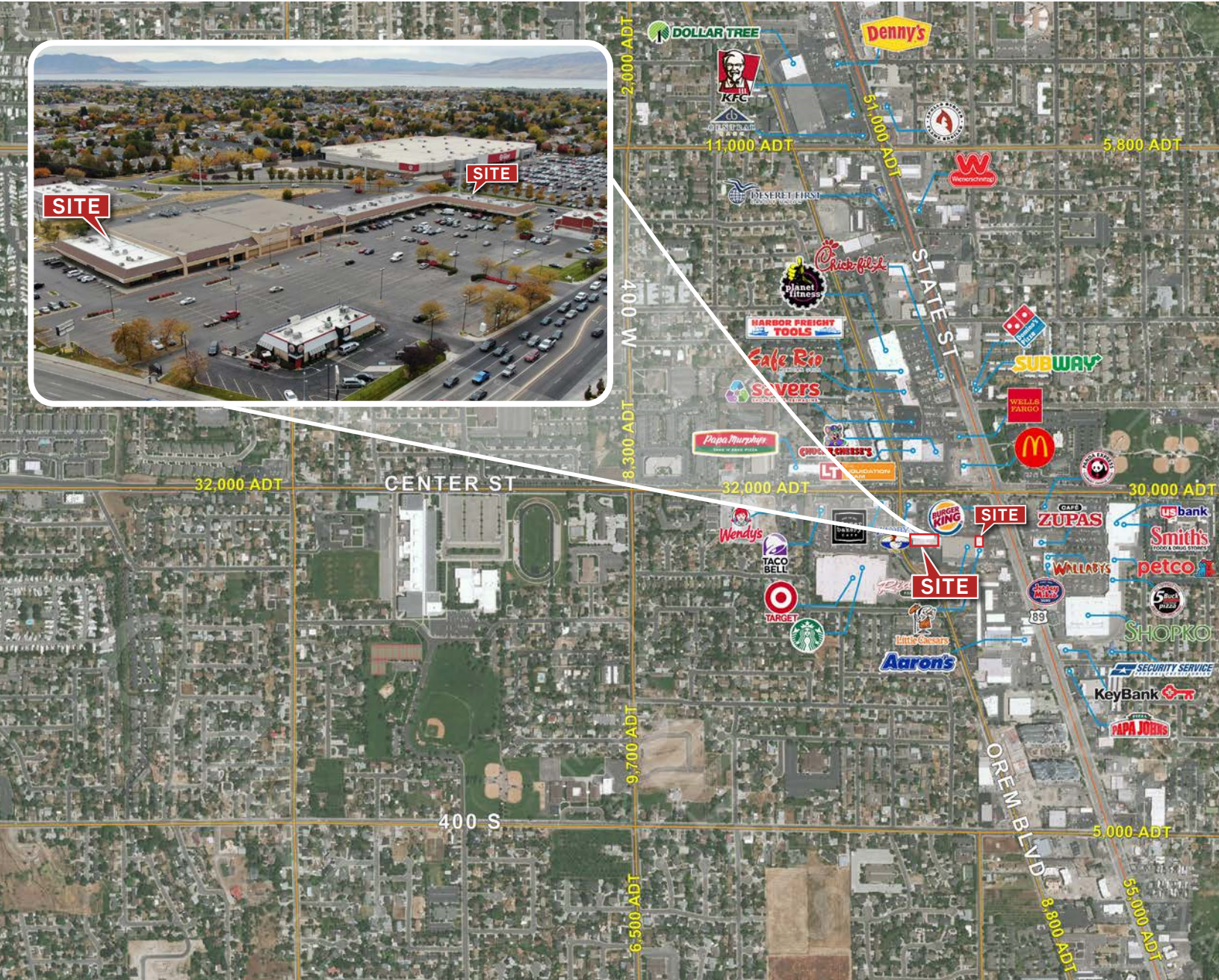
Information provided by ESRI Business Analyst



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