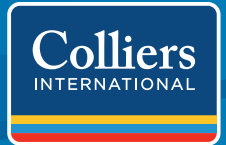


FOR LEASE > RETAIL SPACE

# 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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FOR LEASE > RETAIL SPACE

# Orem Center & State Shopping Center

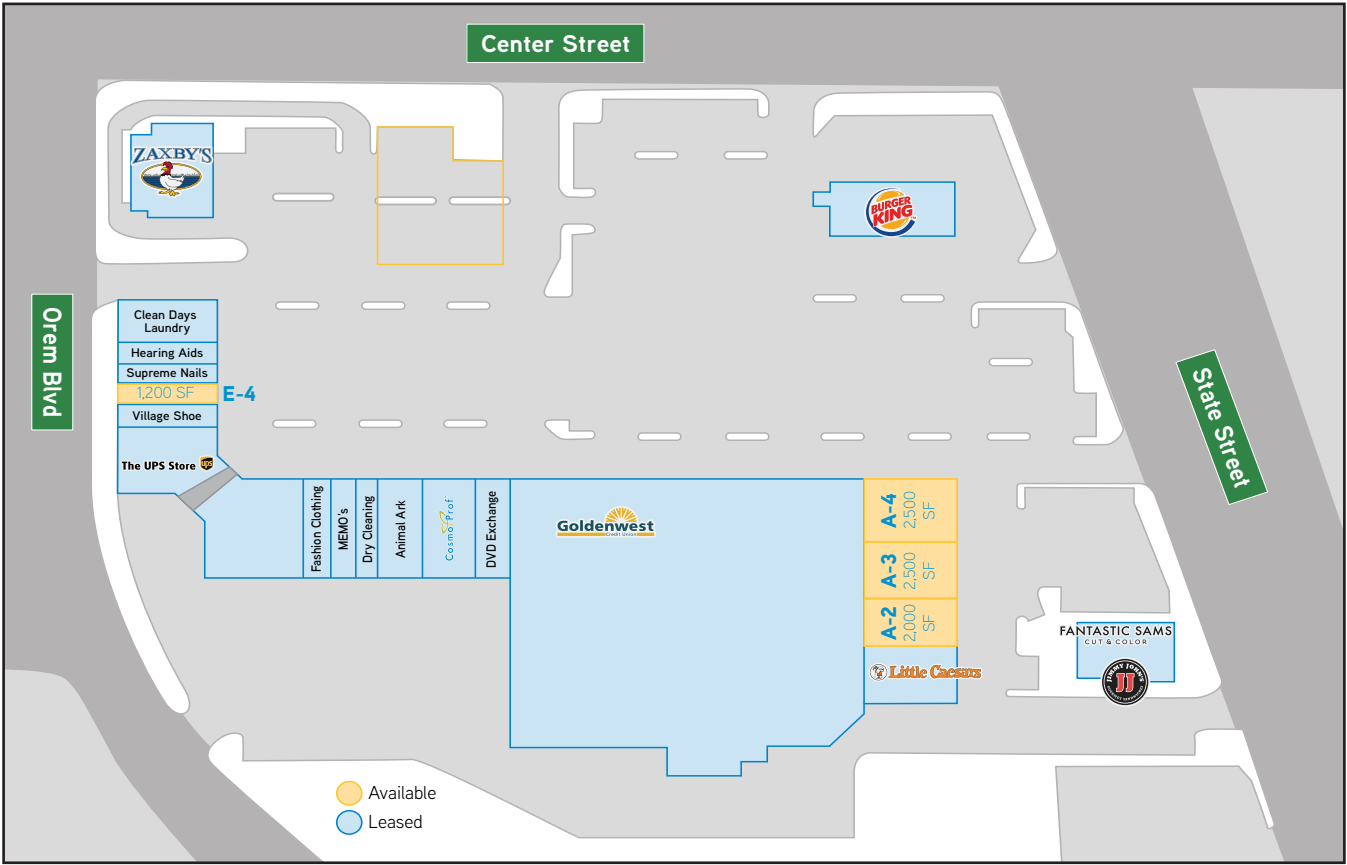
70 SOUTH STATE STREET OREM, UTAH



FOR LEASE > RETAIL SPACE

# Orem Center & State Shopping Center

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2020 Estimated	22,103	131,868	237,302
2025 Projected	24,321	143,227	257,276
Households			
2020 Estimated	7,157	38,454	67,162
2025 Projected	7,919	42,029	73,357
Income			
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

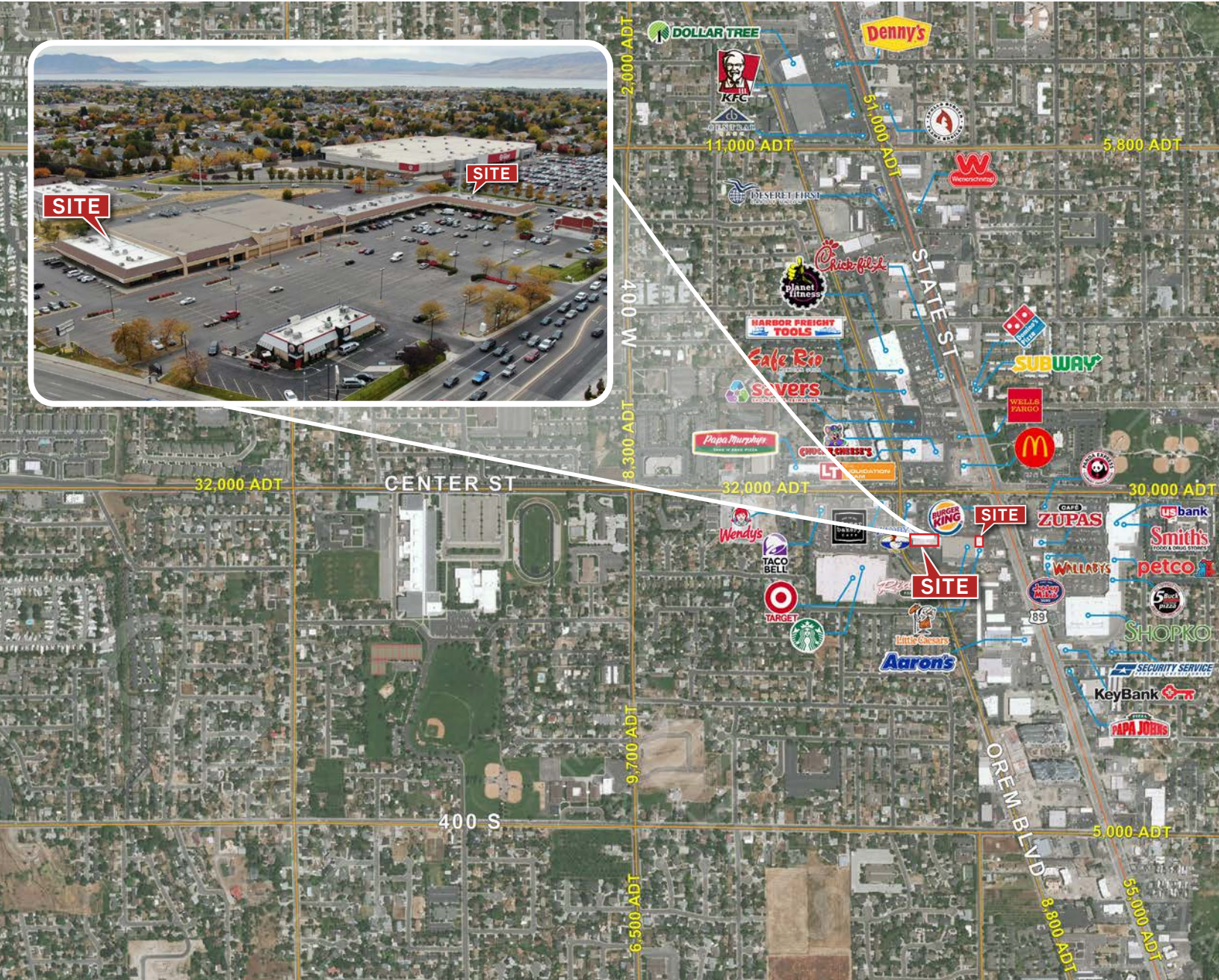
Information provided by ESRI Business Analyst



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