

# OLD PARK PLAT A, LOTS 2 & 3

FOR SALE



## PROPERTY DETAILS

Old Park Plat A, Lots 2 & 3, US-89 / State Street  
at 1200 North, Lehi, UT 84043

- \$1,160,000 · 0.92 acres (40,070 SF) · \$28.95/SF
- APN 48:389:0002 & 0003
- ±365 feet of frontage on US-89 / State Street
- Three street frontages; 260 feet to the 500 West signal
- Lehi City MU zoning – retail, office, restaurant and service uses
- Median age 27 within one mile – well suited to medical, dental, urgent care and childcare
- On-premise monument and building signage available
- Utilities in the adjacent right-of-way
- Access via 1200 North; US-89 curb cut subject to UDOT approval
- Not permitted in MU: drive-through, fuel, car wash, auto use
- Seller has a fixed timetable and is prepared to move quickly with a qualified user

## 2026 DEMOS



### EST. POPULATION

1 MILE » **9,842**  
3 MILE » **98,545**  
5 MILE » **195,920**



### EST. HOUSEHOLDS

1 MILE » **2,861**  
3 MILE » **27,890**  
5 MILE » **56,261**



### EST. AVERAGE HH INCOME

1 MILE » **\$141,623**  
3 MILE » **\$167,929**  
5 MILE » **\$168,380**

# NEWMARK



## MOUNTAIN WEST

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