



# FOR SALE - INVESTMENT FULLY LEASED (5,000 SF) THREE TENANT BUILDING



Investment Opportunity

## North Grove Retail Center 1563 West State Street Pleasant Grove, UT

### Property Information

- Fully leased three tenant building
- Tenants: Zeppes, Taava Italian Pizza, Middle Tenant TBA
- New construction
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- Nearby co-tenants:



## Pleasant Grove State Street

### Sales Info:

Cap Rate: 6.25%

NOI: \$241,000

### Contact:

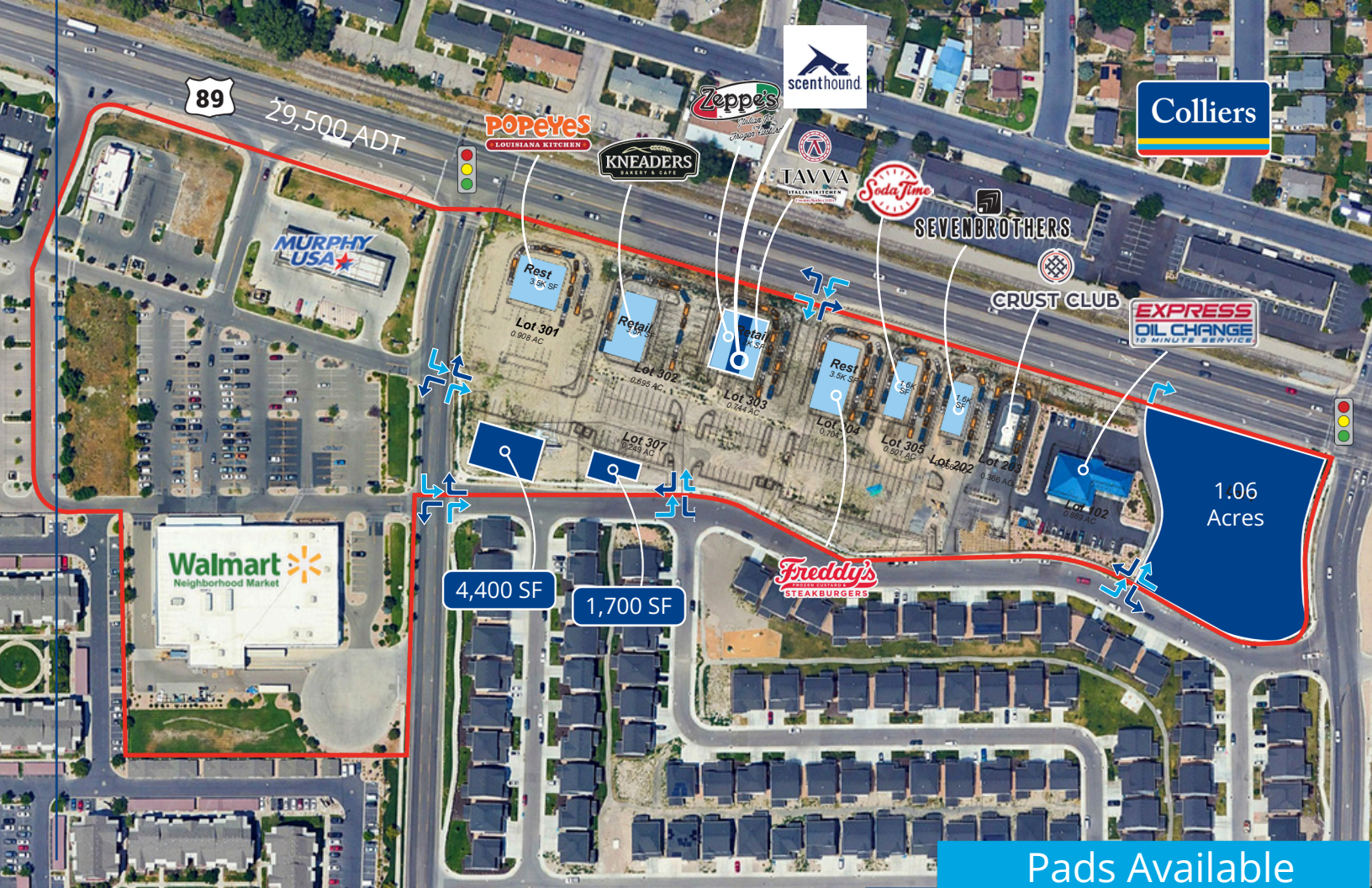
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Accelerating success.

Colliers

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# North Grove Retail Center 1650 West State Street Pleasant Grove, UT

## Property Information

- Retail pads and shop space w/ drive thrus available
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- New midblock State Street access
- Newly widened State Street road
- Contact Broker for pricing and availability
- Inline space available immediately - 1,500 SF
- Nearby co-tenants:

# Pleasant Grove State Street Pads

## Contact:

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**SITE**

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	16,895	79,422	164,137
2030 Projected	18,468	85,392	176,055
<b>Households</b>			
2025 Estimated	6,150	24,796	49,407
2030 Projected	6,942	27,525	54,566
<b>Income</b>			
2025 Median HHI	\$85,912	\$103,995	\$111,285
2025 Average HHI	\$107,302	\$132,380	\$141,701



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