



Colliers

SITE

FOR SALE

# 1170 East 3200 North

Lehi, Utah 84043

## Property Highlights

- Hard corner lot located in Lehi, Utah
- 1.15 acres available
- Dimensions: 220 ft. by 229 ft.
- Zoned: A-1 Agriculture
- 2024 Traffic Counts
  - 1200 East: 9,300 AADT

Asking Price:

\$1.275M

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1170 E. 3200 N. - Lehi | For Sale

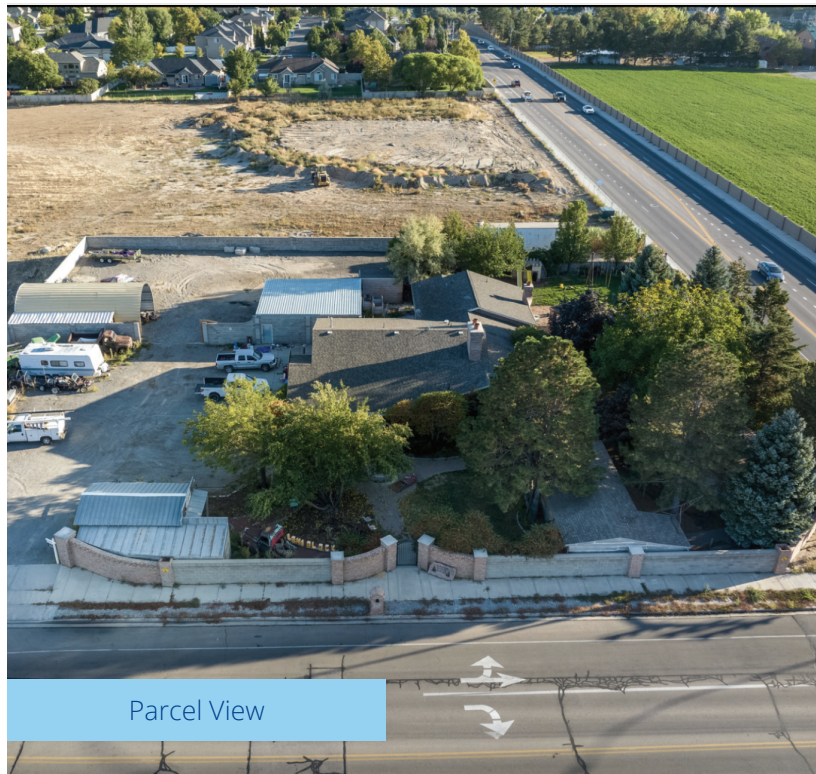
Demographics	1 mile	3 miles	5 miles
<b>Total Population</b>			
2025 Population	6,348	68,878	188,279
2030 Est. Pop.	6,901	74,516	205,503
<b>Total Average Household</b>			
2025 Avg. HH	1,605	19,193	54,612
2030 Est. HH	1,773	21,510	61,430
<b>Income</b>			
2025 Per Capita	\$53,663	\$50,076	\$49,630
2025 Median HHI	\$171,122	\$147,684	\$138,987
2025 Avg. HHI	\$209,029	\$180,606	\$171,281



NW View



NE View



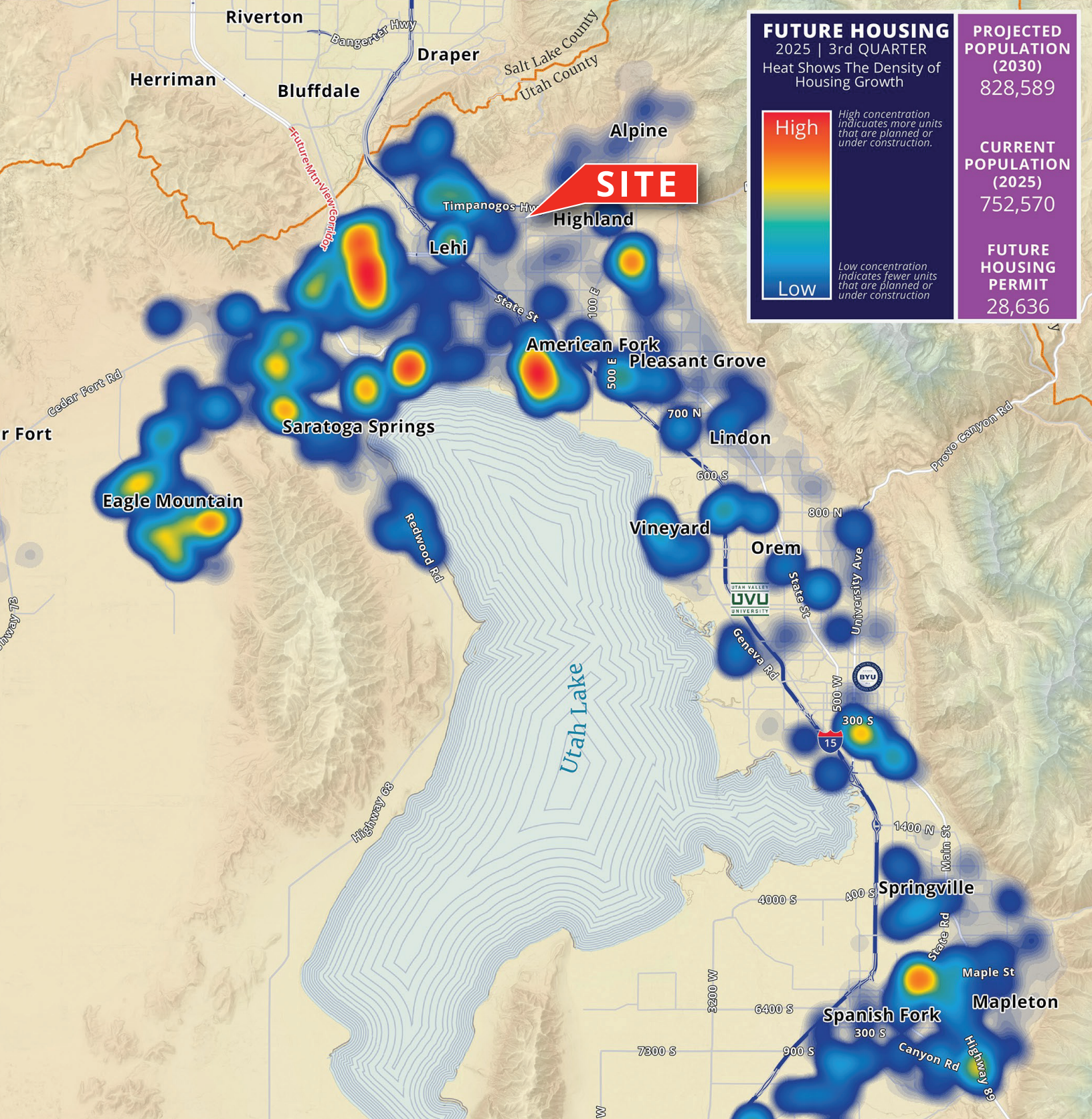
Parcel View



Overhead View



Hard Corner View



**FUTURE HOUSING**  
 2025 | 3rd QUARTER  
 Heat Shows The Density of Housing Growth

**High**  
 High concentration indicates more units that are planned or under construction.

**Low**  
 Low concentration indicates fewer units that are planned or under construction.

<b>PROJECTED POPULATION (2030)</b>	828,589
<b>CURRENT POPULATION (2025)</b>	752,570
<b>FUTURE HOUSING PERMIT</b>	28,636



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