



FOR LEASE
PARKWAY VILLAGE RETAIL SUITES
2255 North University Parkway
Provo, UT 84604

CONTACT

Spencer Croshaw
Senior Vice President
+1 801 702 4689
spencer.croshaw@colliers.com

Cameron Simonsen
Executive Vice President
+1 801 453 6824
cameron.simonsen@colliers.com



Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

PROPERTY HIGHLIGHTS

- Available: Inline retail space anchored by the high-performing Neighborhood Walmart
- Near BYU and UVU with a combined student population of over 66,000 students
- New monument signage available
- Excellent parking - 5+ per 1,000 SF
- Easy access to I-15 via the University Parkway interchange
- Strong co-tenancy environment that benefits from established neighboring businesses
- Ideal for retail, medical, services, education, or specialty users
- **LEASE RATE: \$22.50 - \$40.00 / NNN**



PARKWAY VILLAGE RETAIL UNITS FOR LEASE

SITE PLAN



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PARKING FIELD



5 STALLS per 1,000 SF

264 Spaces (9' x 18')

106 Spaces (9.5' x 18' - shaded)

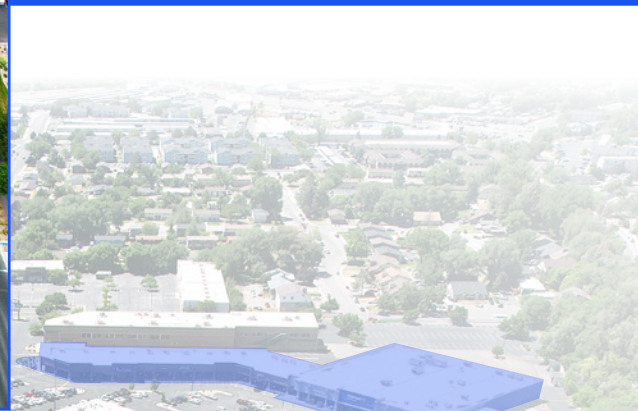
14 Handicap Spaces

8 On-Line Grocery Pick Up Spaces

392 Subtotal Spaces - Front

122 Subtotal Spaces - Rear

514 Total Spaces On-Site



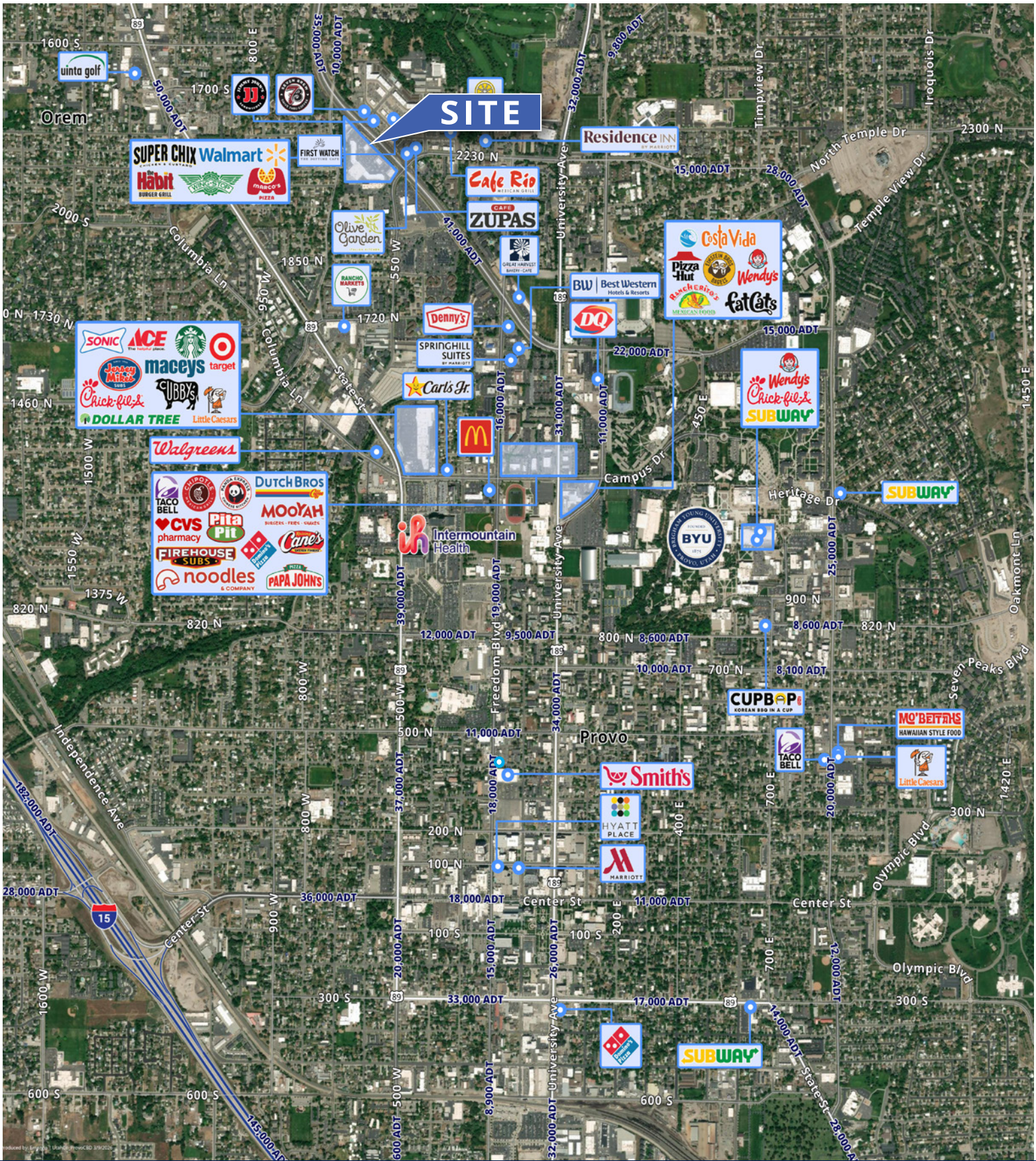
AREA RETAILERS



PARKWAY VILLAGE RETAIL UNITS FOR LEASE

PROPERTY OVERVIEW





DEMOGRAPHICS


208K+
 Population in 5-Mile Radius


25.8
 Median Age


4.8%
 Population Growth by 2030


\$77k+
 Median Household Income



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