

FOR SALE

WILLOW PARK CENTER - 2135 WEST MAIN STREET, LEHI, UTAH, 84043



PROPERTY DESCRIPTION

- Located on Lehi Main Street in the middle of a major residential growth area
- Excellent visibility with close proximity to many amenities and services
- Building total square footage: 33,000 SF
- Parking ratio: 5/1,000 PSF

OFFERING SUMMARY

BUILDING
B105
2,907 SF

PURCHASE
PRICE
\$1,229,661

EST. DEMOGRAPHICS 2026	1 MILE	3 MILE	5 MILE
Total Households	2,650	19,196	38,103
Total Population	10,137	71,270	144,034
Average HH Income	\$100,310	\$99,001	\$102,603

BUILT OUT AS A MEDICAL OFFICE



BEN ELLSWORTH
Commercial Advisor

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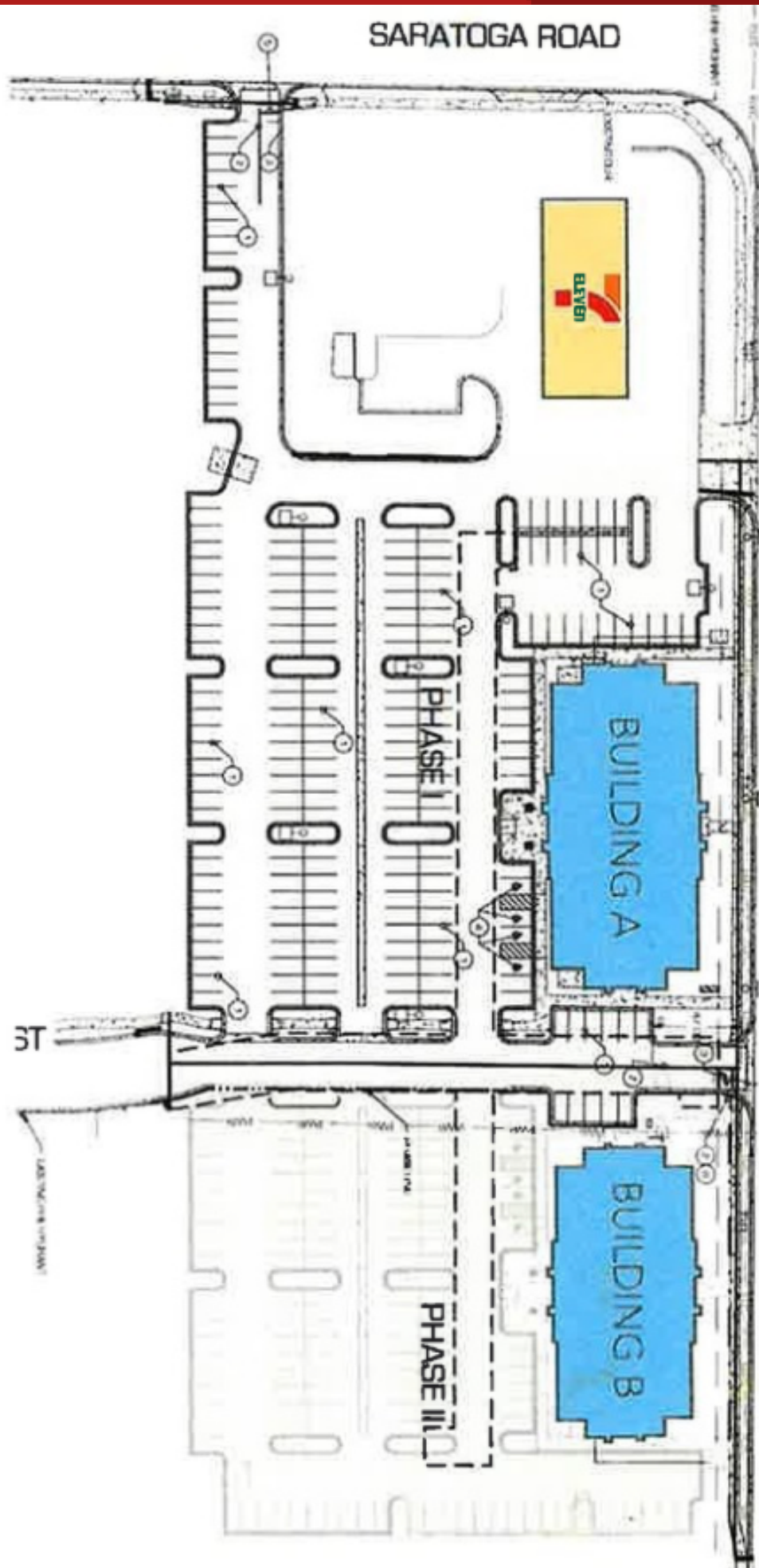


RODD JEFFERIES
Commercial Advisor

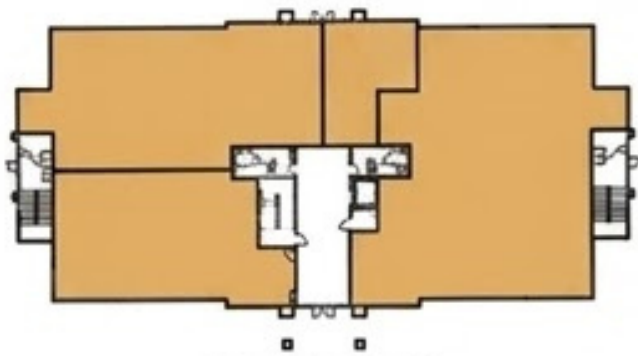
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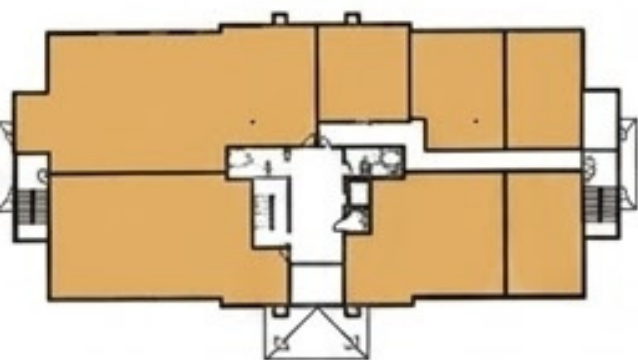




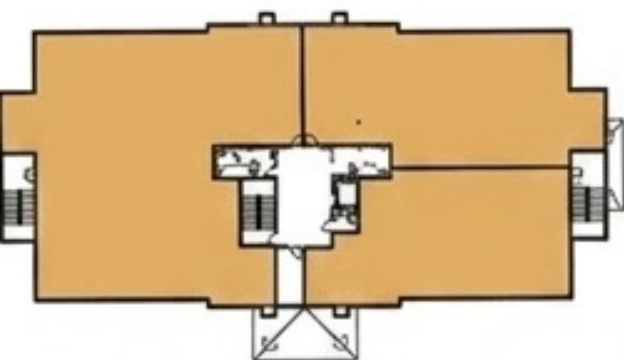
BUILDING A



FULLY LEASED



FULLY LEASED



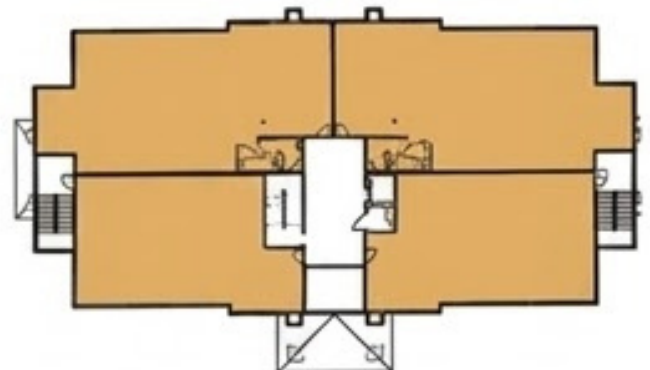
FULLY LEASED

FIRST FLOOR

BUILDING B



SECOND FLOOR



THIRD FLOOR

