



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



**1,500 SF
Drive Thru**

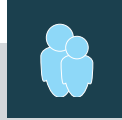
GROVE COMMONS RETAIL

1809 WEST STATE STREET • PLEASANT GROVE • UT • 84062

FOR LEASE

PROPERTY SPECS

- Retail Pad Available (1,500 SF Drive-Thru)
- The Neighboring Building is 100% Occupied
- 31 Parking Stalls Available
- Traffic Counts
 - State Street: 25,706 ADT
- State Street was Widened to 7 Lanes in 2020



1 MILE

15,157
2021 EST.
POPULATION

5,217
2021 EST.
HOUSEHOLDS

\$62,979
2021 EST.
MEDIAN HH
INCOME

3 MILE

69,857
2021 EST.
POPULATION

21,143
2021 EST.
HOUSEHOLDS

\$81,758
2021 EST.
MEDIAN HH
INCOME

5 MILE

160,874
2021 EST.
POPULATION

47,726
2021 EST.
HOUSEHOLDS

\$87,325
2021 EST.
MEDIAN HH
INCOME

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FULL SERVICE COMMERCIAL REAL ESTATE

GROVE COMMONS RETAIL

T-Mobile



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