



cRc Nationwide



2005 S. STATE STREET, OREM, UTAH 84097

- 3,600 SF Retail/Restaurant
- Fully Equipped
- Liquor License Available
- Site Size: 0.60 Acres
- Ample Parking: 6.82/1,000 SF
- Built in 1995
- State Street Frontage
- High Traffic Counts
- Fiber Available

SALE PRICE REDUCED!

~~\$1,150,000.00~~

\$795,000.00

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,123	150,997	216,199
Households	6,382	43,875	62,041
Avg. Household Income	\$42,737	\$44,820	\$50,959

TRAFFIC COUNTS

State Street: 39,785 Average Annual Daily Traffic
 University Pkwy: 36,285 Average Annual Daily Traffic

SAM CHRISTENSEN
 SAM.CHRISTENSEN@CRCNATIONWIDE.COM

PAT BARTON
 PAT.BARTON@CRCNATIONWIDE.COM

801.617.1700



COSTAR
POWER BROKER AWARD
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016

COMMERCIAL REAL ESTATE CONSULTANTS



cRc Nationwide

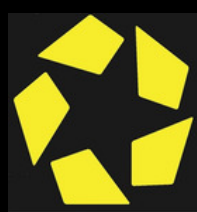
2005 S. STATE STREET, OREM, UTAH 84097



SAM CHRISTENSEN
SAM.CHRISTENSEN@CRCNATIONWIDE.COM

801.617.1700

PAT BARTON
PAT.BARTON@CRCNATIONWIDE.COM



COSTAR
POWER BROKER AWARD
TOP FIRM IN SALES & LEASING
2010, 2011, 2012, 2013, 2014, 2015, 2016