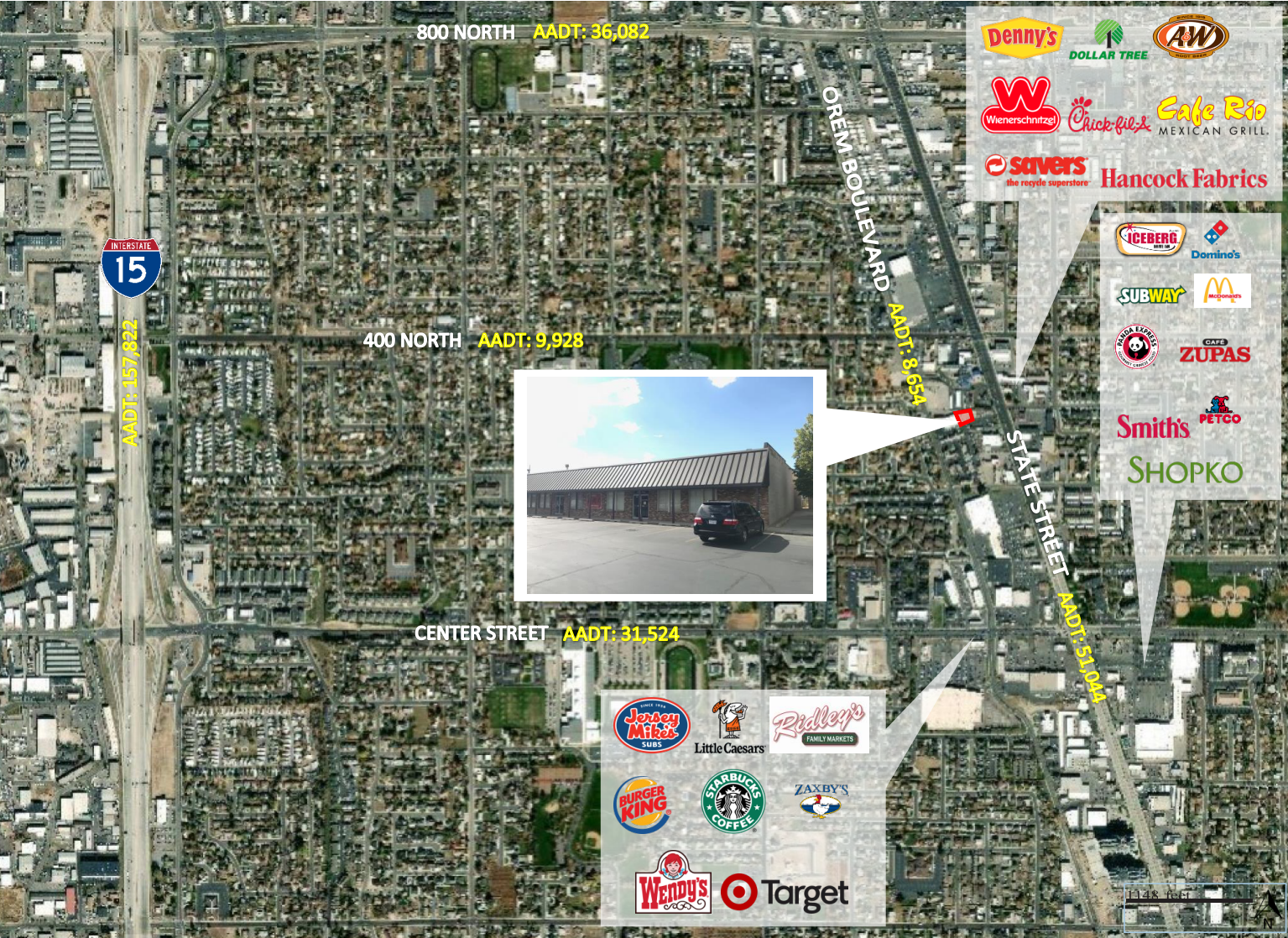


RETAIL-WAREHOUSE | FLEX SPACE
FOR SALE OR LEASE

327-329 N. STATE ST.
Orem, UT 84057

RETAIL-WAREHOUSE | FLEX SPACE
FOR SALE OR LEASE

327-329 N. STATE ST.
Orem, UT 84057



DEMOGRAPHICS

POPULATION	5 Minutes:	10 Minutes:
2019 Estimated	81,361	205,157
2024 Estimated	88,481	222,340
HOUSEHOLD		
2019 Estimated	24,004	59,407
2024 Estimated	26,294	65,077
INCOME		
2019 Med HHI	\$74,752	\$72,543
2019 Ave HHI	\$88,836	\$89,417
2019 Per Capita	\$26,209	\$25,892
EMPLOYMENT		
Total Businesses	2,209	4,862
Total Employees	31,611	75,150



All information deemed reliable but not guaranteed. Buyer to verify all information.

PROPERTY FEATURES:

- Purchase Price: \$1,100,000
- For Lease: 5,000-10,000 SF
- 327 North - 5,000 SF | \$3,500/Month NNN
- 329 North - 5,000 SF | \$3,500/Month NNN
- Lease Entirety of Building for \$7,000/Month NNN
- Private Offices
- Breakroom & Restrooms
- Conference Room
- Power: 1,000 Amps | 480 Volt | 3-Phase Delta
- HVAC Throughout Building
- Finished and Unfinished Area's
- Doors: (1) 10'x10' GL Door
- (1) Loading Dock w/Leveler
- Great Central Orem Location with Direct Access to Orem Blvd. and State Street
- Within 6 Minutes to I-15's West Center Street

For more information, please contact:

JUSTIN JOHNSTON

801.358.3400
justinjohnstonrealestate@yahoo.com

JESS COOK

801.427.5482
jesswcook@gmail.com

574 S State St • Orem, UT 84058
801.224.1000
www.UtahCommercial.org



DIMENSIONS



For more information, please contact:

JUSTIN JOHNSTON

801.358.3400
justinjohnstonrealestate@yahoo.com

JESS COOK

801.427.5482
jesswcook@gmail.com

574 S State St • Orem, UT 84058
801.224.1000
www.UtahCommercial.org

