

Colliers

Accelerating success.

Retail for Lease

Park Place

45 South State Street | Orem, Utah

Property Information

- 13,300 SF and 1,300 SF available in Smith's anchored center
- Great visibility from State Street (58,000 ADT)
- NNN Fees: \$4.61/SF
- Co-Tenants:

Smith's

CAFE ZUPAS

Gallo Gino

PANDA EXPRESS

Jersey Mike's SUBS

SALLY BEAUTY

T-Mobile

OGDEN'S FLOORING/DESIGN

Contact:

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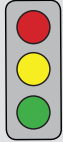
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Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	20,365	124,934	227,148
2030 Projected	20,951	130,110	239,798
Households			
2025 Estimated	7,390	39,945	76,568
2030 Projected	7,390	42,626	76,568
Income			
2025 Median HHI	\$82,192	\$90,221	\$82,659
2025 Average HHI	\$109,516	\$118,846	\$111,337

Site Plan

CENTER STREET- 31,500 ADT



STATE STREET 58,000 ADT



Smith's

Sally Beauty
Bad Apple

13,300 SF

El Gallo Giro
Big Daddy's Pizza
Nail Expo
1,300 SF
Security Finance
Orem Floral
Post Mart
Modifi Salon
Ogden Flooring

**KING
BUFFET**

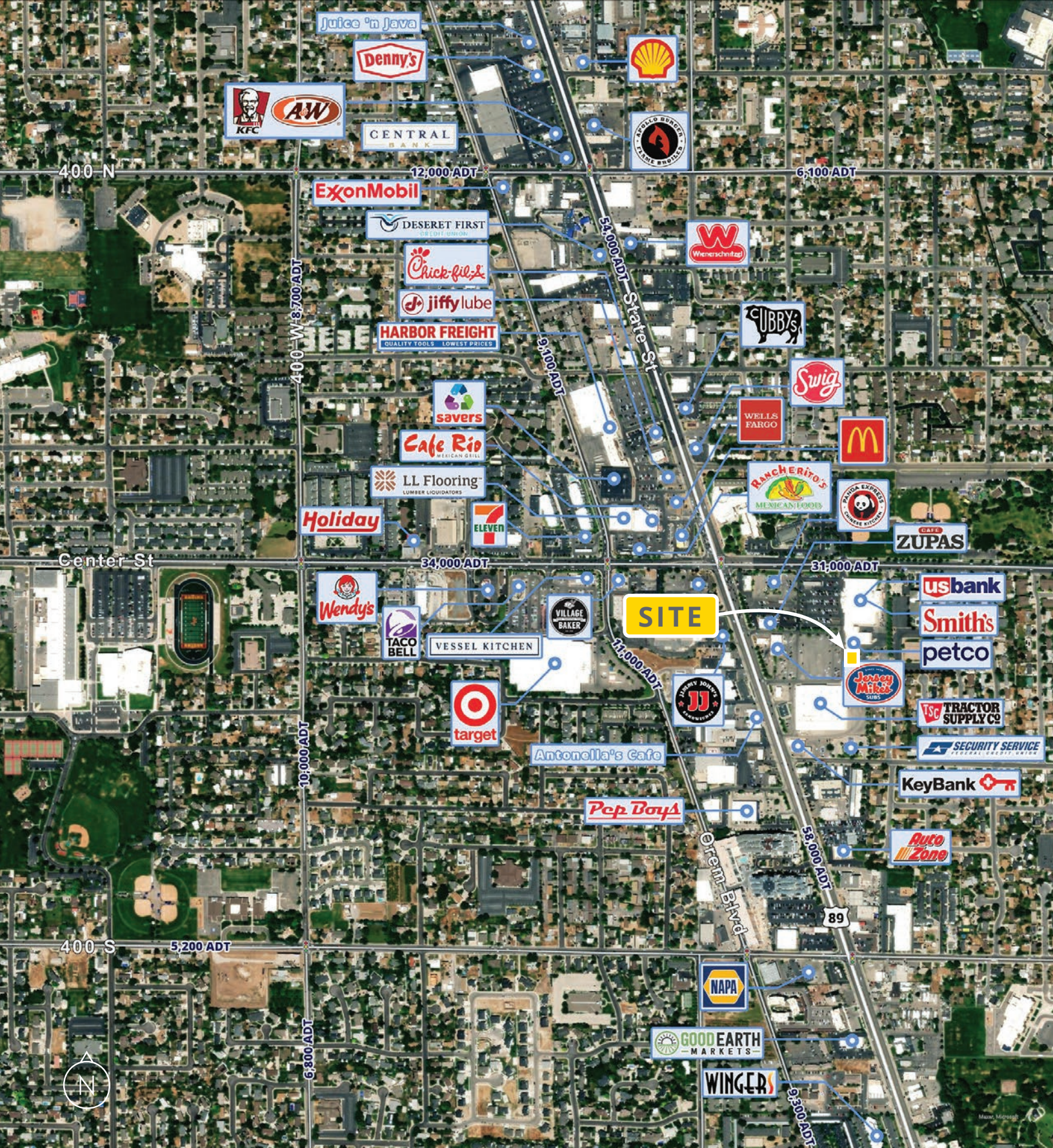
**LUBE
DOC**

FedEx

**TS TRACTOR
SUPPLY CO.**

(not a part)

- Available
- LOI Submitted
- At Lease
- Leased



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