



FOR LEASE

Timp Retail Plaza

1415 S State Street | Orem, Utah 84097

Property Highlights

- 2,510 SF Available | First Floor Medical Suite
- Available 6/1/2026
- Functional Medical Buildout with Efficient Patient Flow
- Prime State Street Location in Orem
- High Visibility with Strong Daily Traffic Counts
- Monument & Building Signage Available
- Easy Access for Patients, Clients & Employees
- Ample On-Site Parking
- Dedicated Reception Area & Waiting Room
- 3 Exam Rooms
- 2 Private Offices
- Lab Area
- Storage Room
- 1 In-Suite Restroom
- Common Area Restrooms Available

CONTACT US

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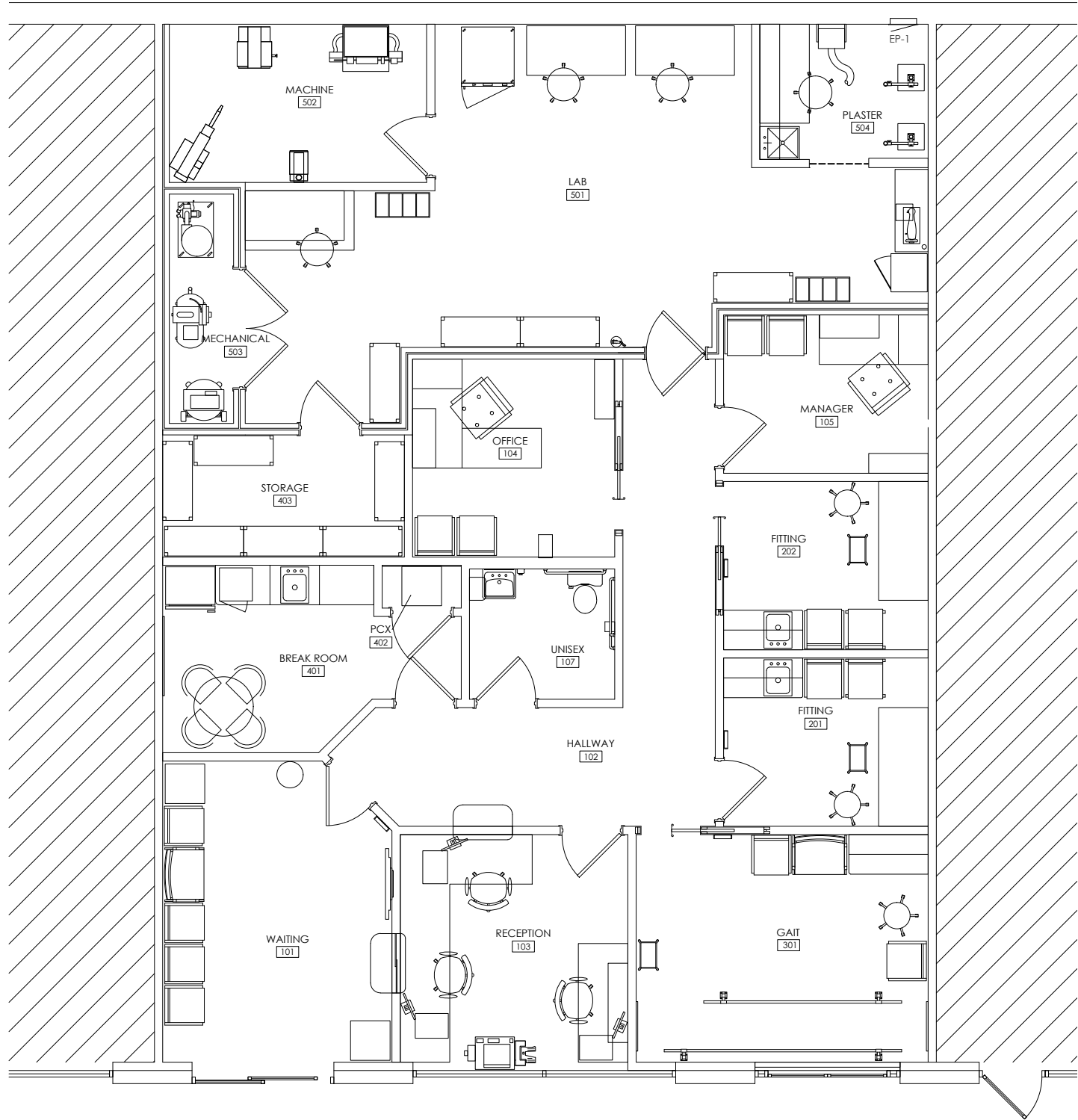
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Property Site Plan & Photos

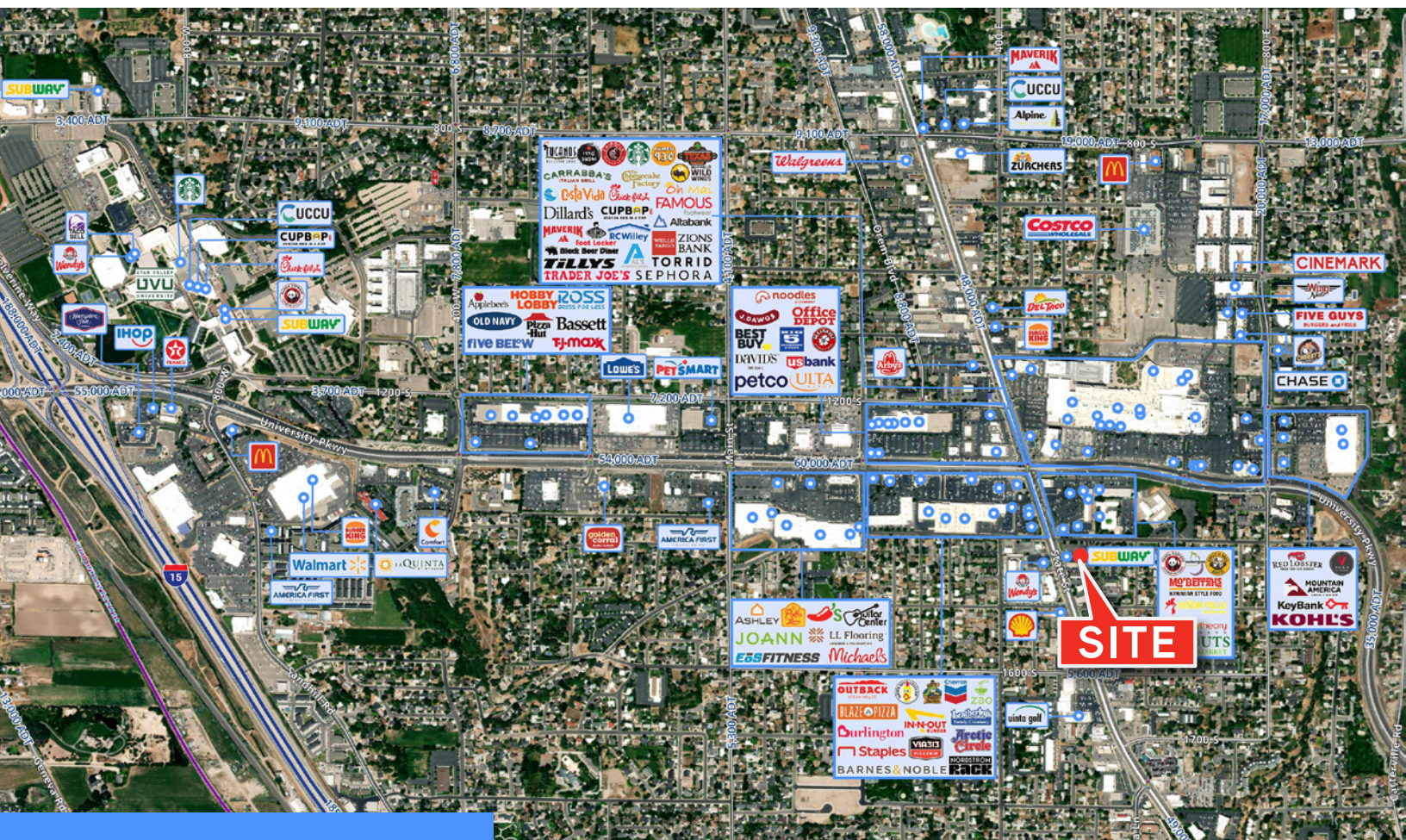
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SITE PLAN



Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	17,528	151,507	231,232
2030 Projected	18,593	158,433	244,650
Households			
2025 Estimated	6,014	47,420	72,639
2030 Projected	6,533	50,974	78,947
Income			
2025 Median HHI	\$76,384	\$75,455	\$80,221
2025 Average HHI	\$101,081	\$101,935	\$107,983
2025 Per Capita	\$34,820	\$32,045	\$34,081

Information provided by ESRI Business Analyst



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