



# cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



577 N. STATE STREET, OREM 84057



FOR SALE OR LEASE

- 3,830 SF Recently Renovated Free Standing Retail Building
- Large Work Area, Conference Room, 3 Private Offices, Two Restrooms
- GL Door
- Site Size: 0.27 Acres
- Digis, Comcast, Utopia Fiber Available!
- Highly Visible Signage
- 43,515 Cars Passing Daily on State Street
- Easy Access to I-15
- Fiber Available - (Contact Mandy Garcia 801.303.0838)

**SALE PRICE: \$497,000.00**

**LEASE RATE: \$11.75/SF NNN**

## Demographics

	1 Mile	3 Mile	5 Mile
Population	25,057	106,234	187,053
Households	7,235	30,066	53,330
Avg. Household Income	\$58,649	\$73,818	\$69,915

## Traffic Counts

State Street: 43,515 Annual Average Daily Traffic

## CONTACT

GREG MCDONALD

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801.617.1700





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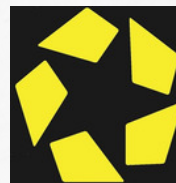
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COSTAR  
POWER BROKER AWARD  
TOP FIRM IN SALES & LEASING  
2010, 2011, 2012, 2013, 2014, 2015, 2016