

# FREEDOM BLVD RETAIL

1520 North Freedom Blvd  
Provo, Utah



**RETAIL**  
FOR LEASE

**Hunter Todd**

RETAIL SPECIALIST

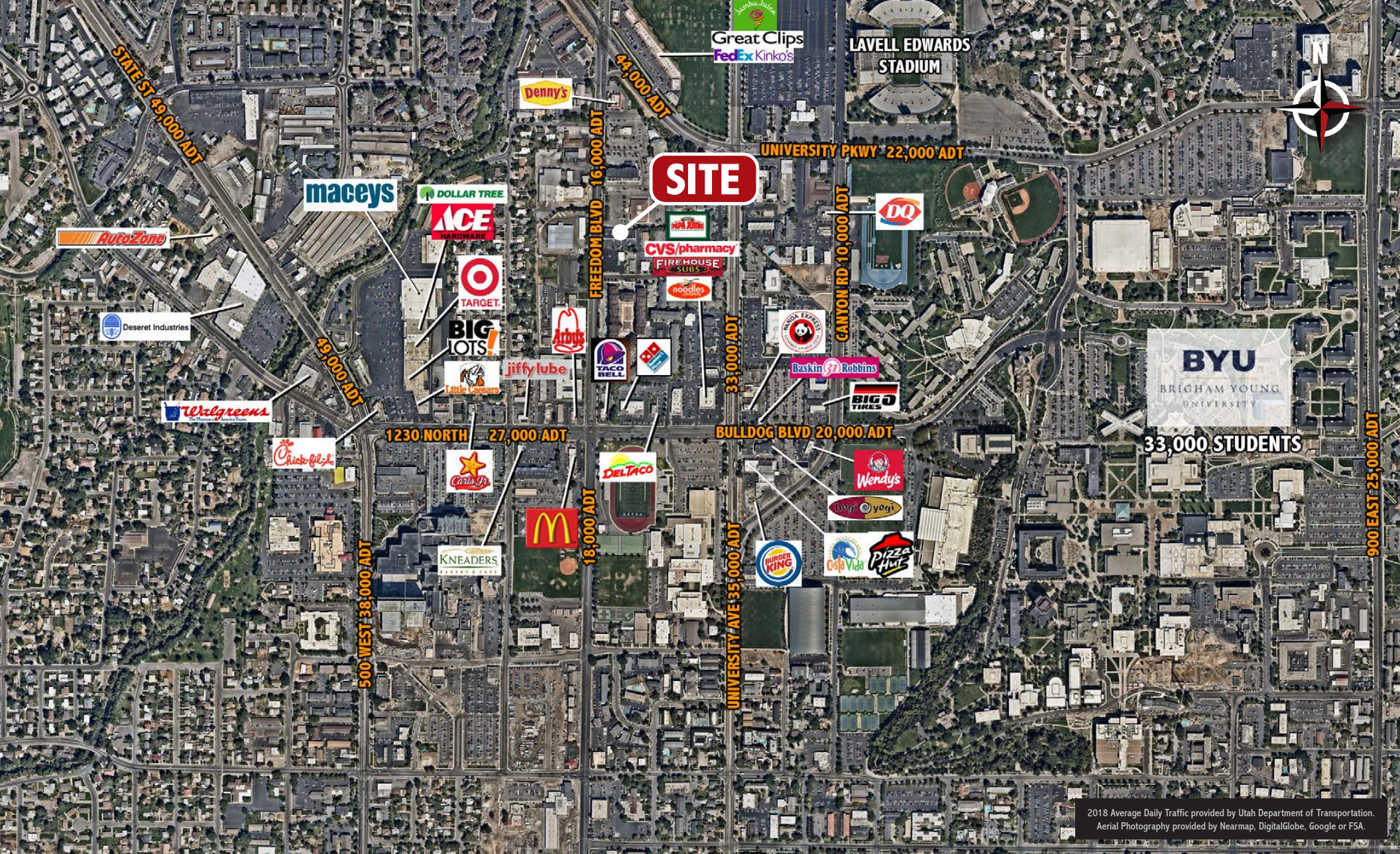
☎ 801.838.9630  
☎ 801.808.8146  
✉ hunter@situsretail.com

**Eric Durham**

RETAIL SPECIALIST

☎ 801.838.9621  
☎ 801.230.9406  
✉ eric@situsretail.com





2018 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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## ✓ SUMMARY

- ✓ Size: 1,685 SF
- ✓ Lease Rate: \$16 PSF
- ✓ NNNs: \$3.75 PSF (est.)
- ✓ Availability: May 1, 2020

## 🗨️ FEATURES

- 🗨️ Access from Freedom Blvd
- 🗨️ Close to BYU
- 🗨️ Pylon Signage



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# 3 MILE DEMOGRAPHICS

2020  
Population



**134,857**

2020 Average  
Household Income



**\$74,998**

2020  
Households



**41,284**

5-Year Projected  
Population Growth



**14%**

2020  
Employees



**64,762**



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>31,427</b>		<b>134,857</b>		<b>194,653</b>	
	2025	34,967		153,492		221,667	
	2010	31,747		130,822		183,403	
	2000	29,068	%	122,312	%	170,617	%
<b>Households</b>	<b>7,988</b>		<b>41,284</b>		<b>59,749</b>		
	Average household size	3.02		3.02		3.05	
<b>Household income</b>	< \$25,000	1,455	18.2	4,919	11.9	6,189	10.4
	\$25,000 - \$49,999	2,433	30.5	11,079	26.8	15,095	25.3
	\$50,000 - \$74,999	1,369	17.1	7,961	19.3	12,085	20.2
	\$75,000 - \$99,999	818	10.2	4,753	11.5	7,532	12.6
	\$100,000+	936	11.7	8,236	19.9	13,167	22.0
Median household income	\$40,605		\$54,908		\$57,478		
<b>Average household income</b>	<b>\$53,725</b>		<b>\$74,998</b>		<b>\$77,766</b>		
<b>Total employees</b>	22,317		64,762		96,089		
<b>Business establishments</b>	1,492		5,202		7,774		
Industrial	39	2.6	316	6.1	605	7.8	
Manufacturing	11	0.7	95	1.8	190	2.4	
Commercial	286	19.2	1,429	27.5	2,096	27.0	
Office	946	63.4	2,495	48.0	3,541	45.5	
Other	209	14.0	870	16.7	1,343	17.3	
<b>Race</b>	White	26,572	84.6	111,512	82.7	160,581	82.5
	Black	454	1.4	1,783	1.3	2,481	1.3
	American Indian	173	0.6	981	0.7	1,398	0.7
	Asian & PI	1,558	5.0	5,301	3.9	7,080	3.6
	Other	2,670	8.5	15,280	11.3	23,114	11.9
<b>Hispanic population</b>	3,555	11.3	22,106	16.4	33,472	17.2	
<b>Sex</b>	Male	15,566	49.5	67,704	50.2	97,929	50.3
	Female	15,861	50.5	67,153	49.8	96,724	49.7
<b>Median age</b>		25.5		28.8		29.0	

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