



350 WEST CENTER STREET, PROVO 84601

RATE REDUCTION!!



CURRENT TENANT RELOCATING



Property Information

- 3,200 SF Storefront Retail/Office
- Additional 1,300 SF Storage/Office Included
- Tenant Improvements Available
- (2) Restrooms
- Current Tenant Relocating
- Center Street Frontage
- Located in a Fast Growing Community
- Adjacent to New Provo City Center
- Easy Access to I-15

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 44,023 | 130,217 | 186,222 |
| Households | 12,810 | 37,192 | 53,377 |
| Avg. Household Income | \$29,940 | \$43,039 | \$50,326 |

Traffic Counts

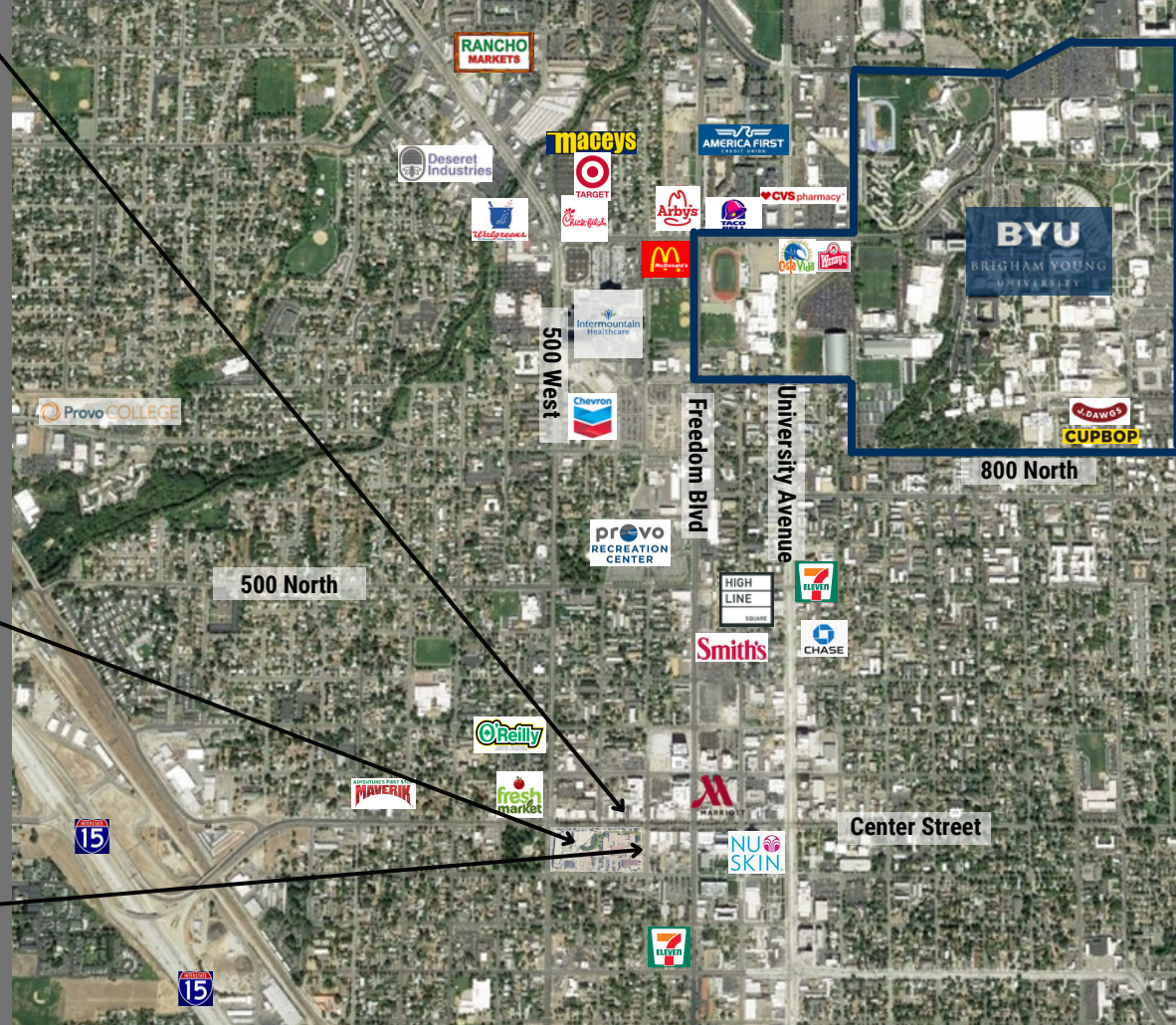
400 North : 42,514 Annual Average Daily Traffic
 200 West : 16,678 Annual Average Daily Traffic

LEASE RATE REDUCED : from ~~\$18.00/SF~~ to \$12.00/SF NNN

CONTACT
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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