






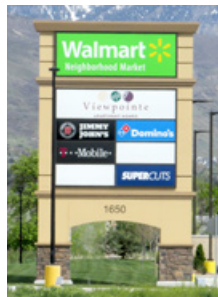
New Walmart Neighborhood Market anchored center now open. Two multi-tenant spaces available. Part of new master-planned development with over 400 new apartments and townhomes.

Property Highlights

- 722 SF and 1,200 SF space available
- New Construction
- 26,935 ADT on State Street
- Lease Rate: \$25.00/SF NNN
- 422 new residential units now built
- Tenants include:



-  Full Turning Movements
-  Monument Signage
-  Existing Pylon Sign
-  Available
-  Lease Signed



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**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Grove Commons

1650 West State Street / Pleasant Grove, UT

Aerial / Demographics



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	14,947	62,559	136,762
2021 Projected Population	16,343	67,477	146,434
Households			
2016 Estimated Households	4,806	17,460	37,085
2021 Projected Households	5,295	18,911	39,792
2016 Est. Median HH Income	\$54,279	\$67,607	\$71,013
2016 Est. Average HH Income	\$69,059	\$84,431	\$87,517
2016 Est. Per Capita HH Income	\$22,369	\$23,764	\$23,831

Source: U.S. Census Bureau, Census 2010 Data, Esri forecasts for 2016 and 2021.

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