

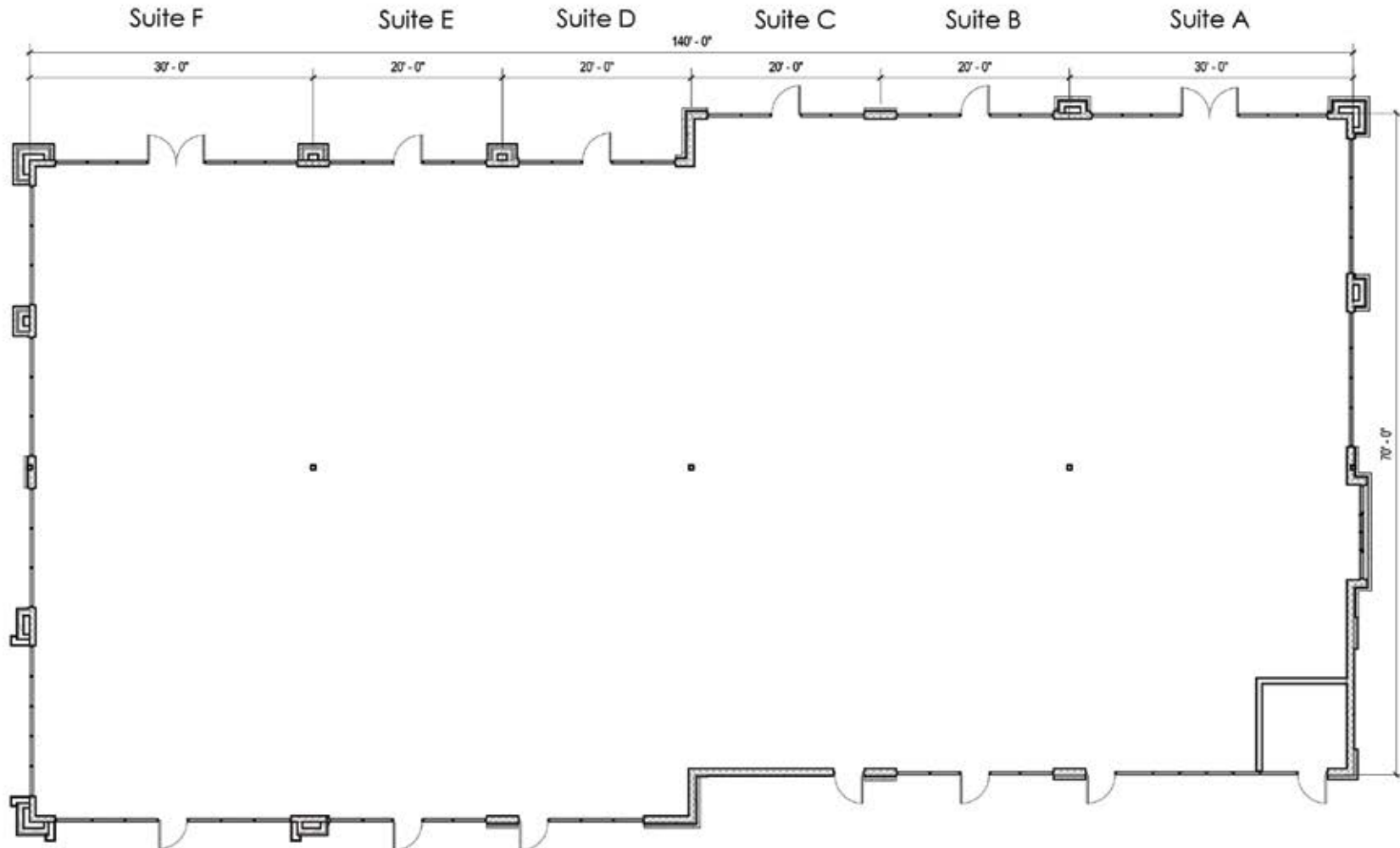
**VALLEY GROVE**

1043 S. Valley Grove Way | Pleasant Grove, UT 84062

Suites A-F

**TOTAL SF AVAILABLE:**

9,725 SF



**Inline retail spaces offering drive-thrus and patio seating**



## Inline Retail

Suites available up to 11,250 Sq. Ft. | Offering drive-thrus and patio seating



### Inline Retail

#### Retail Buildings

1043 S Valley Grove Way	9,725 SF	
1051 S Valley Grove Way	9,377 SF	
1865 W Pleasant Grove Blvd	11,250 SF	
1882 W Pleasant Grove Blvd	10,361 SF	
1926 W Pleasant Grove Blvd	10,467 SF	
Retail A	7,800 SF	FUTURE
Retail B	7,800 SF	FUTURE
Retail H	10,000 SF	FUTURE
Retail J	10,500 SF	FUTURE

#### Demographics

	1 Mile	3 Miles	5 Miles
Population	7,264	61,126	153,817
Avg. Household Income	\$79,953	\$98,766	\$103,753

#### Traffic Counts

North County Blvd (W 700 N): 35,000 vehicles/day  
 Pleasant Grove Blvd: 60,000 vehicles/day

*Join Wok The Line, The Village Baker, Starbucks, Jersey Mike's Subs, Gloss Salon, Belle Medical, Verizon Wireless, and more!*







**Distances to:**

- Interstate 215 ..... 25 miles
- Provo, UT ..... 12 miles
- Salt Lake City, UT ..... 34.5 miles
- Salt Lake City International Airport ..... 38 miles

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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