

AMERICAN FORK RETAIL SPACE FOR LEASE



615 E State Road

PROPERTY HIGHLIGHTS

- 8,677 SF of open space (plus 180 SF basement storage for total of 8,857 SF)
- Lease Rate: \$13 NNN
- 1 Ground-level door
- Large private lot with ample space for parking or potential outdoor use
- Excellent visibility and frontage along State Street
- Strong commercial corridor location, surrounded by retail, food, and service businesses
- Versatile open layout ideal for showroom, studio, salon, office, boutique retail, or destination services
- Break Room
- 2 bathrooms
- Easy access to I-15 and major local traffic routes





Welcome to 615 E State Road — a rare leasing opportunity in the heart of American Fork’s bustling commercial corridor. This standalone retail building offers 8,857 square feet of functional, flexible space providing the perfect setup for a wide variety of businesses, from boutique retail and studios to personal service providers or destination showrooms.



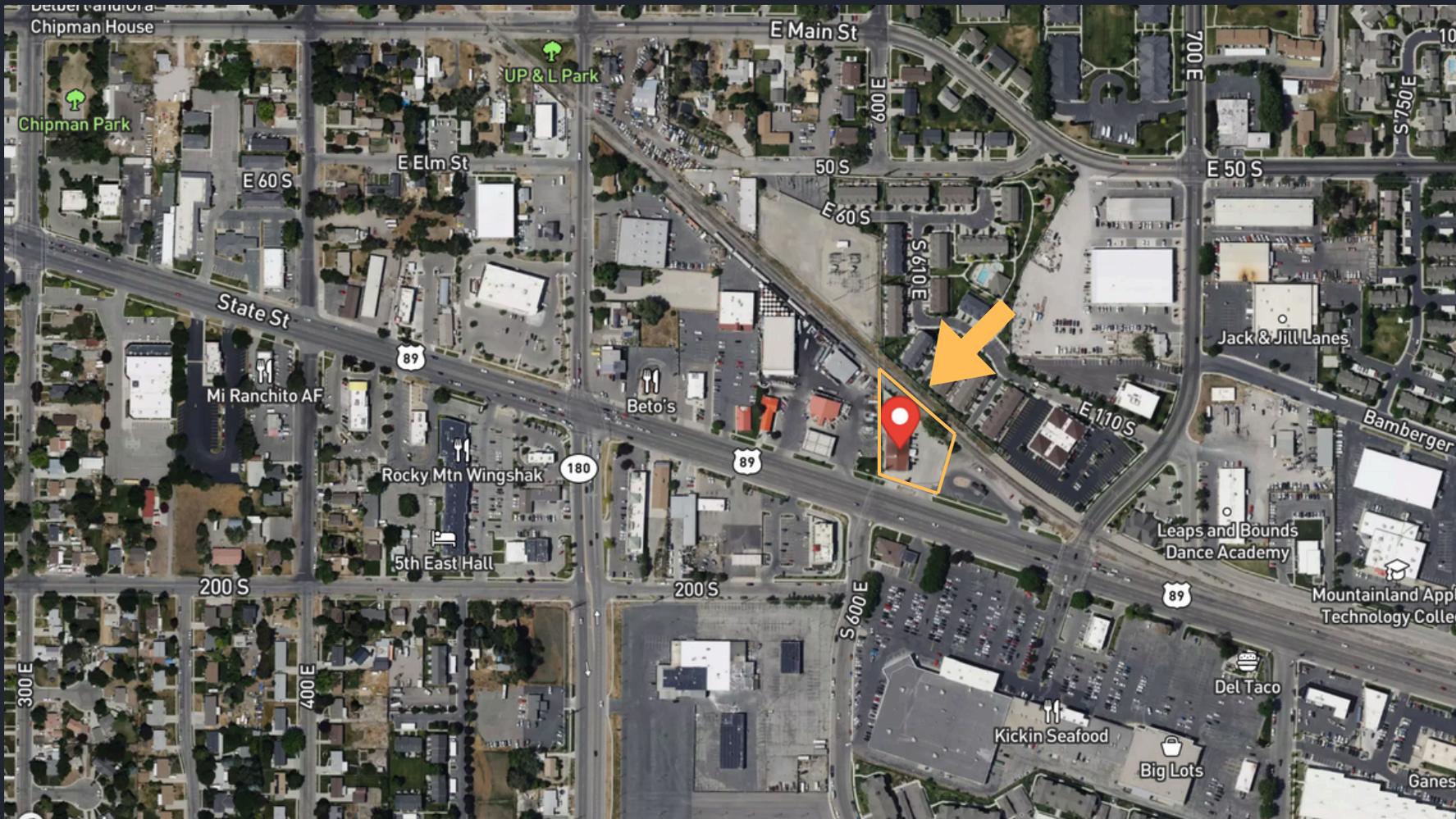
With prominent frontage along State Street, your business will benefit from excellent visibility, strong traffic counts, and easy customer access. The building features stucco over non-combustible construction, forced air heating, and a basement area for storage or operations support. An additional 336-square-foot canopy expands your customer-facing potential for seasonal or outdoor use.

Positioned near I-15 with ample on-site parking and surrounded by established businesses, this location combines convenience, charm, and utility — ready for your business to thrive.

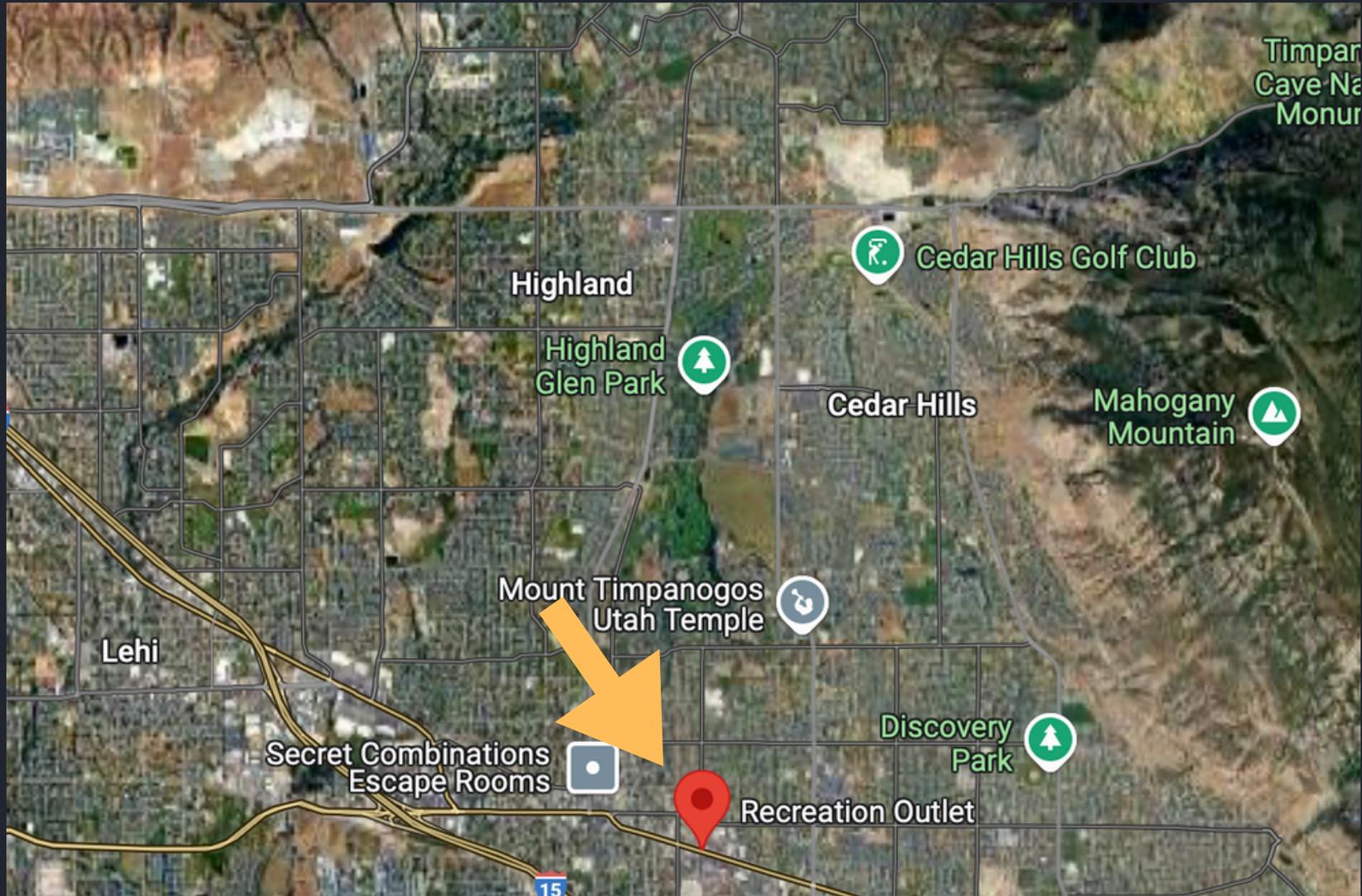




AERIAL VIEW



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CONTACT US TODAY FOR A PRIVATE TOUR!

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