



FOR SALE

210 East Main Street
American Fork, UT 84003



AMERICAN FORK RETAIL

- 4,994 SF
- Prime location
- Ample Parking
- Single Occupant
- Stand alone retail
- Excellent visibility
- High traffic



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Property Summary

Building Class:	B
Building SF:	4994
County:	Utah
Cross Streets:	Main and State
Sale Price	\$2,200,000
Lot Size:	0.45 Acres
Parking:	30
Power:	Single Phase
Tenants/Units:	1
Year Built:	1992
Zoning:	CC-2

Property Overview

Conveniently located at the Main and State Street cross point. This location is easily accessible to I-15. This is a rare opportunity to occupy one of the few single tenant buildings in the area. Countless uses in the CC-2 zone including retail, office and medical uses permitted.

Location Overview

Position your business for success in one of Utah County's fastest growing communities. This highly visible retail building sits directly on Main Street, an established commercial corridor with constant local traffic and strong consumer draw. Surrounded by thriving businesses, restaurants, and daytime activity drivers, the location benefits from excellent accessibility and walkability.

The property offers a functional interior layout with open retail floor space, private back area for storage or operations, and convenient customer parking. Large storefront windows deliver natural light and impactful signage opportunities for brand exposure.



[Click for Video Tour](#)



EXTERIOR FRONT AND SIDES

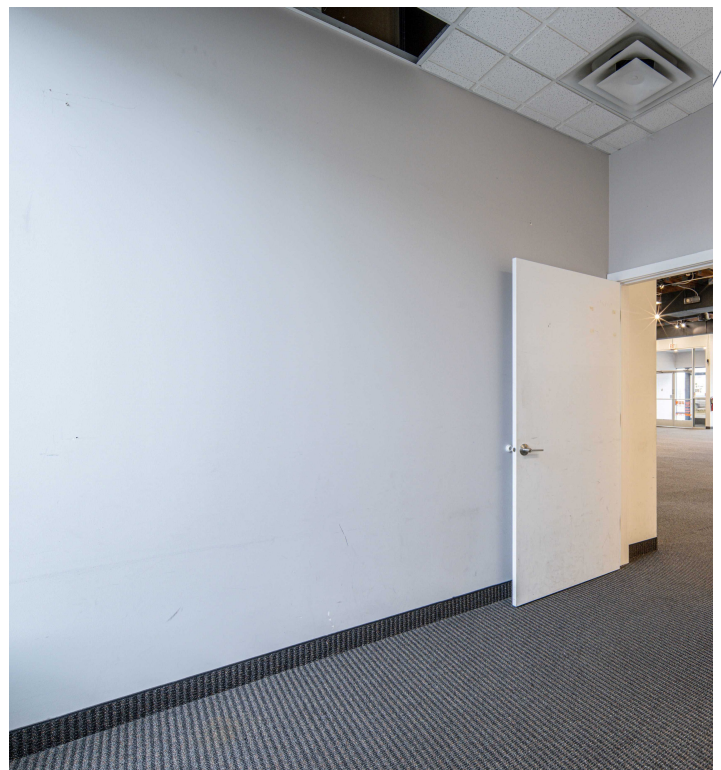
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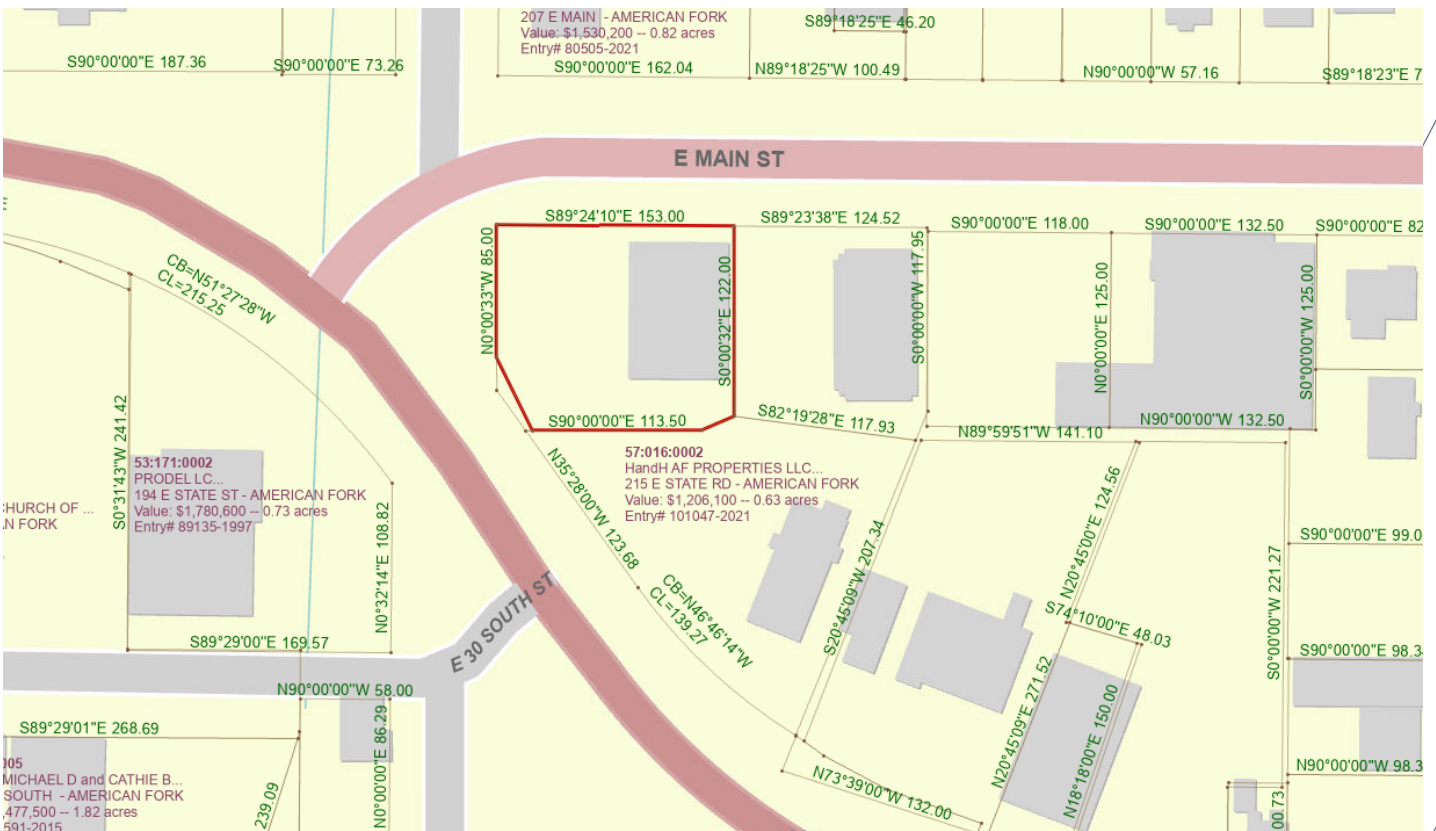
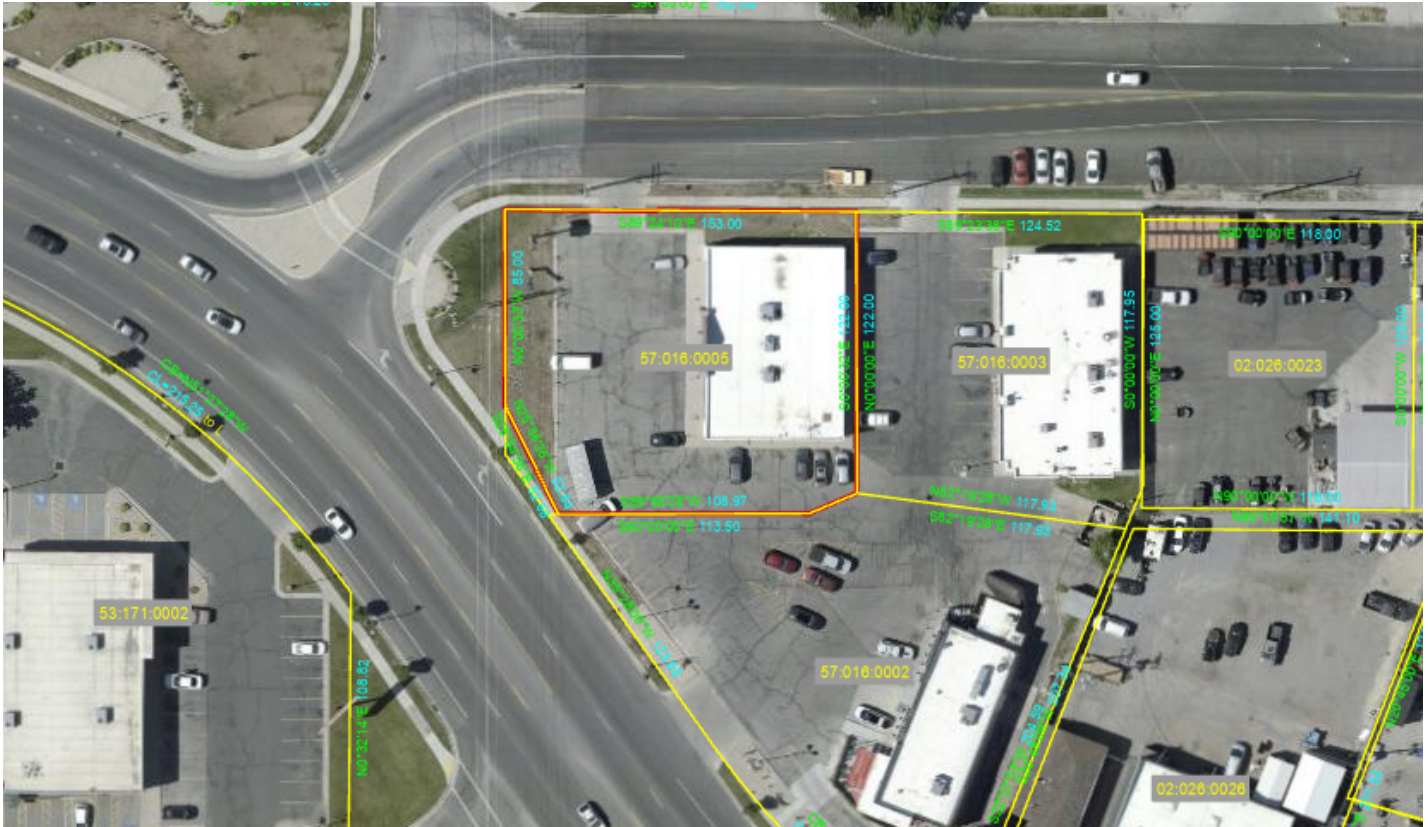




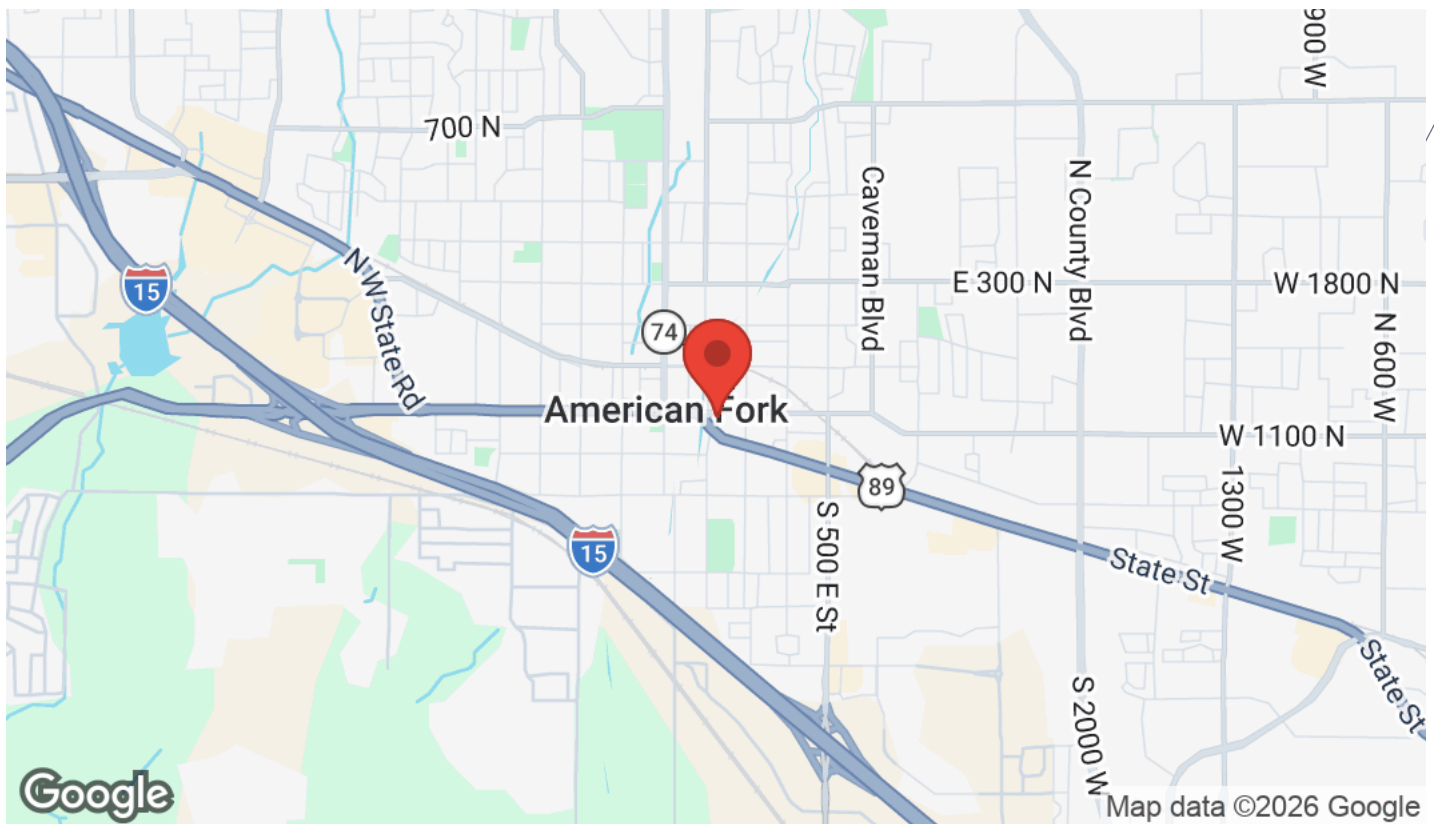
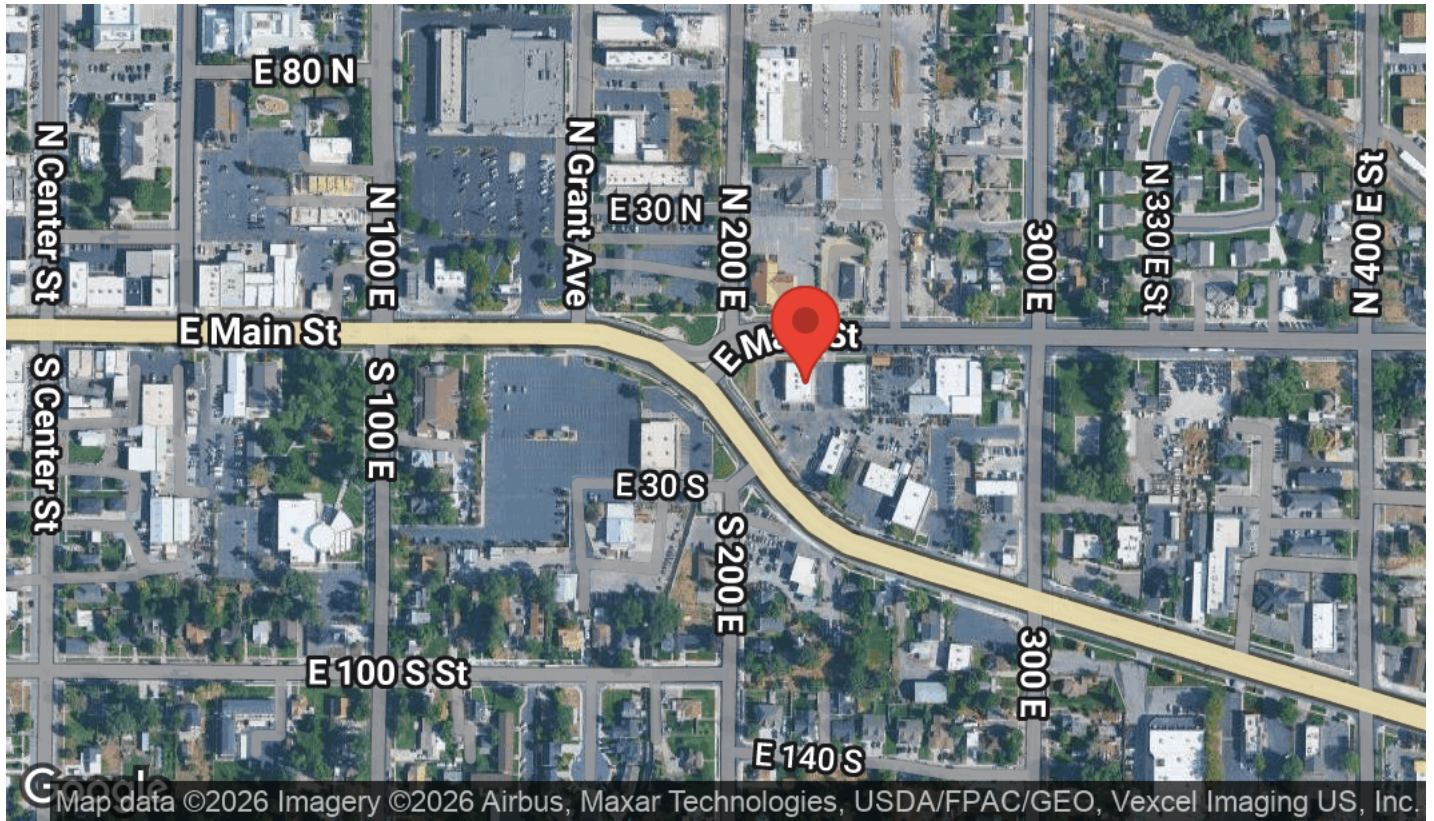
PARCEL BOUNDARIES

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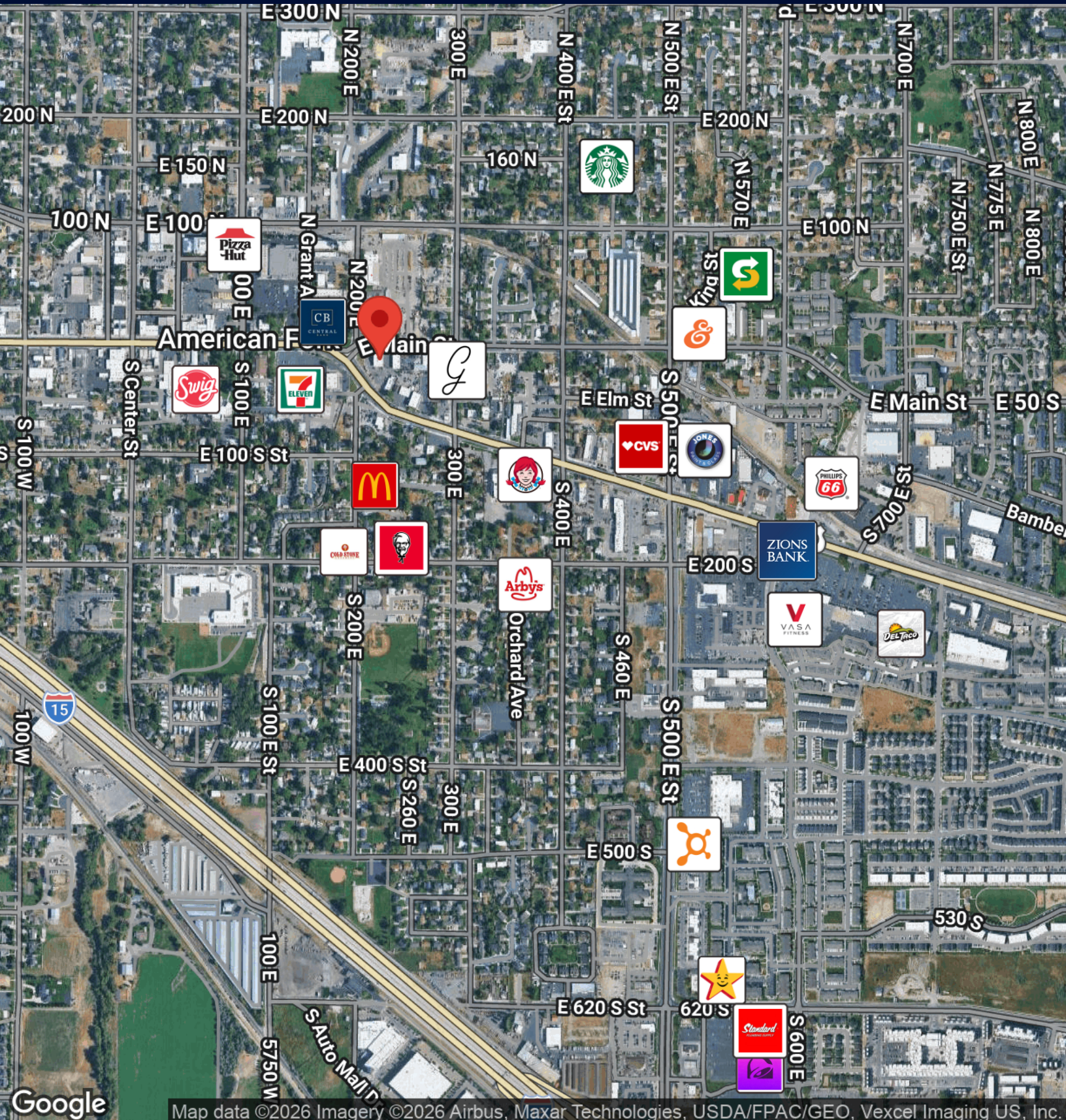


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BUSINESS MAP

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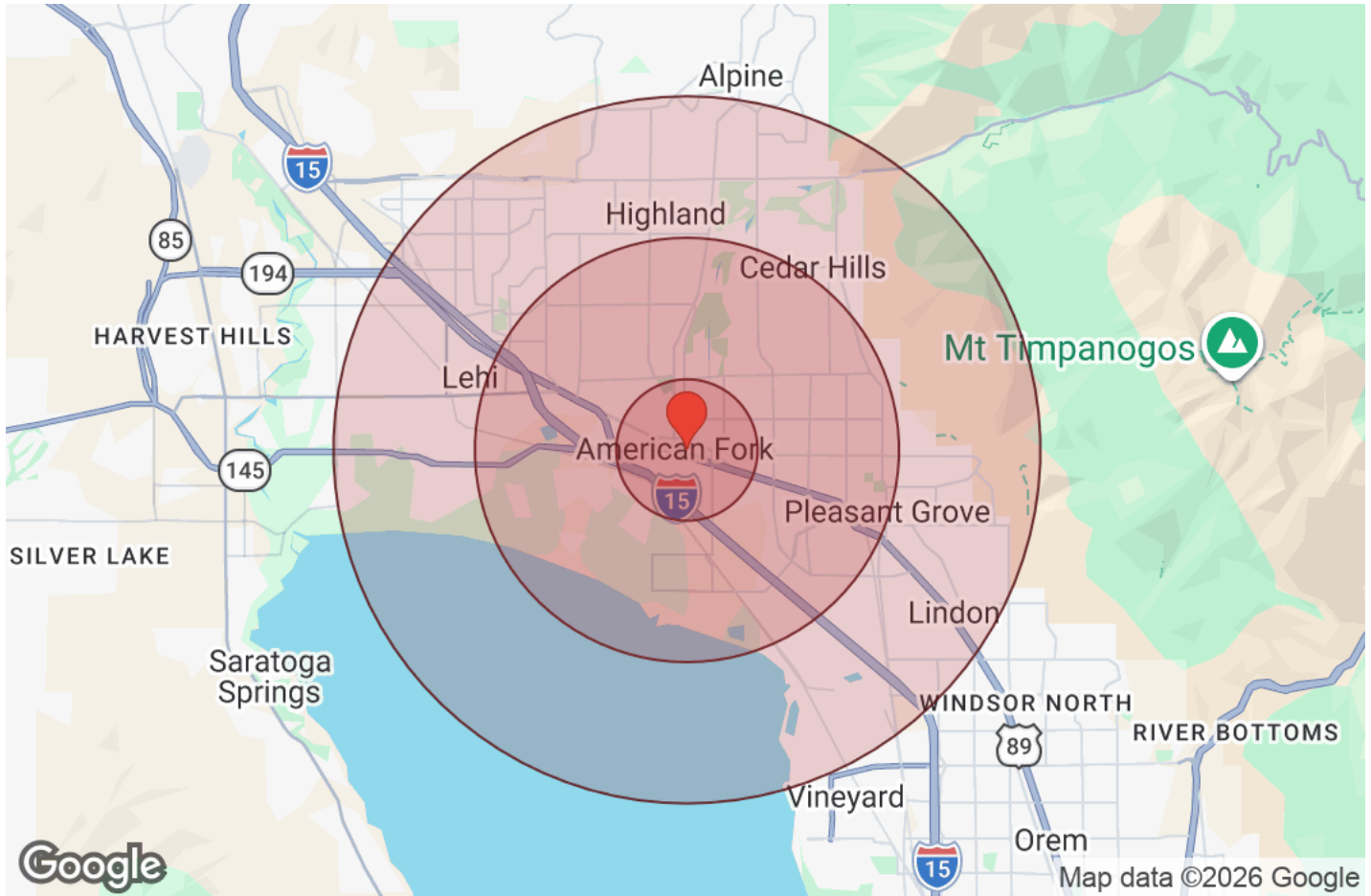


Google

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,436	43,509	85,621
Female	7,444	43,413	84,745
Total Population	14,881	86,922	170,366
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,531	68,521	135,833
Black	161	895	1,618
Am In/AK Nat	45	200	358
Hawaiian	122	539	937
Hispanic	2,240	11,987	22,573
Asian	332	1,973	3,578
Multiracial	427	2,695	5,298
Other	25	113	170
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,434	28,766	52,969
Occupied	4,989	26,718	49,172
Owner Occupied	2,840	17,091	34,430
Renter Occupied	2,149	9,627	14,742
Vacant	444	2,048	3,796

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,654	21,285	42,847
Ages 15 - 24	2,735	16,782	33,040
Ages 25 - 54	5,752	33,883	65,909
Ages 55 - 64	1,098	6,432	12,865
Ages 65+	1,642	8,540	16,206
Income	1 Mile	3 Miles	5 Miles
Median	\$85,116	\$105,085	\$116,123
Under \$15k	249	939	1,643
\$15k - \$25k	235	793	1,179
\$25k - \$35k	280	1,078	1,761
\$35k - \$50k	519	2,041	3,234
\$50k - \$75k	888	3,740	6,112
\$75k - \$100k	794	4,164	6,978
\$100k - \$150k	1,010	5,495	10,601
\$150k - \$200k	446	3,464	7,612
Over \$200k	566	5,002	10,054



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