

BIG BOX RETAIL FOR LEASE

FORMER SAGE & PLOW

675 South 500 East | American Fork, Utah 84003



SITE

Property Highlights

- Size: 49,103 SF
- Lease Rate: \$16 - \$18 PSF NNN
- Available Immediately
- Great I-15 Access

JOE MILLS
801.930.6755

jmills@legendcommercial.com

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

801.930.6750
www.legendcommercial.com

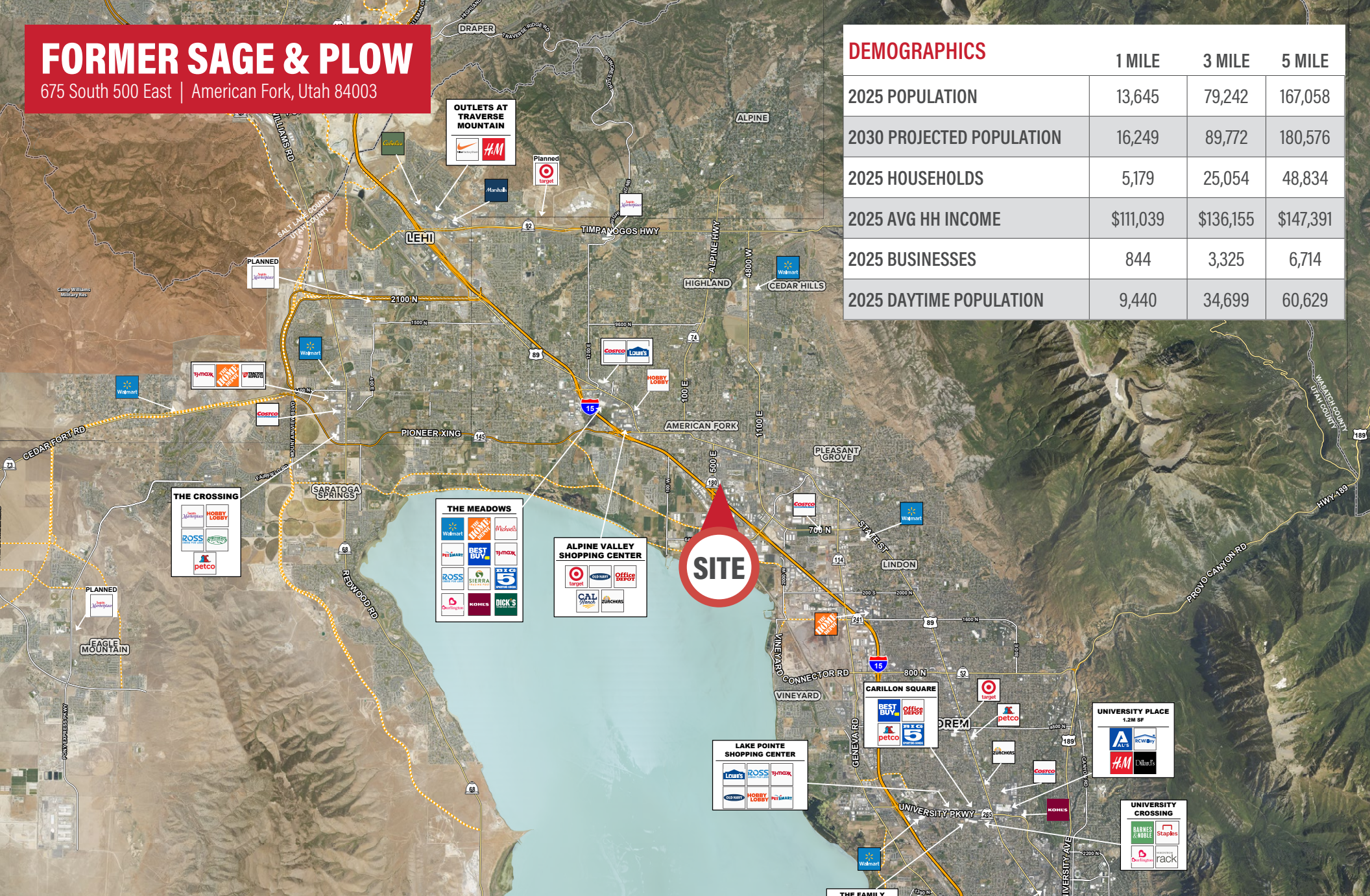
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 13,645 | 79,242 | 167,058 |
| 2030 PROJECTED POPULATION | 16,249 | 89,772 | 180,576 |
| 2025 HOUSEHOLDS | 5,179 | 25,054 | 48,834 |
| 2025 AVG HH INCOME | \$111,039 | \$136,155 | \$147,391 |
| 2025 BUSINESSES | 844 | 3,325 | 6,714 |
| 2025 DAYTIME POPULATION | 9,440 | 34,699 | 60,629 |

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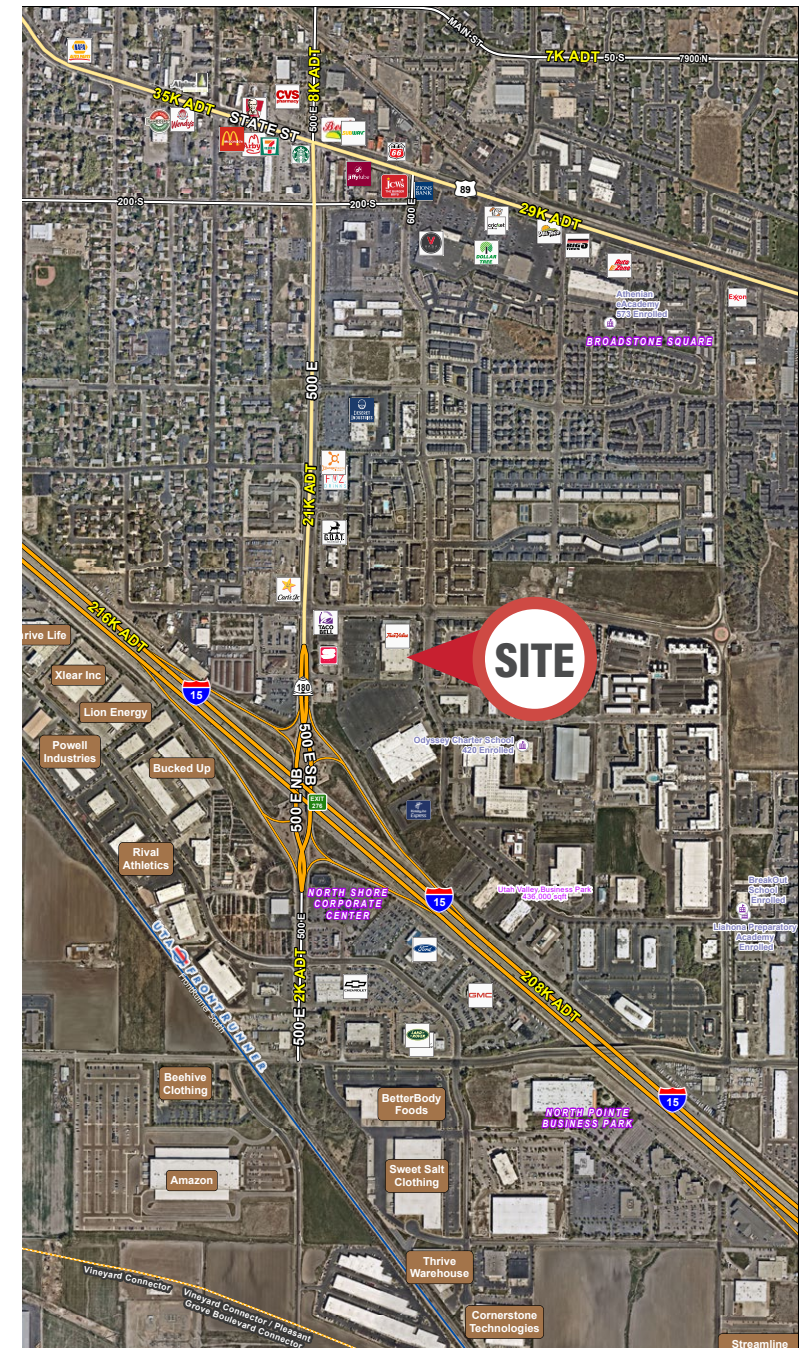
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