

Medical Office Building

FOR SALE OR LEASE



PROPERTY DETAILS

132 South 1100 East, American Fork, UT 84003

- 1,400-2,800 SF Build-To-Suite Medical Office Building
- Sales Price: \$1,386,000 (\$495/SF)
- Lease Rate: \$29.00/SF/NNN
- Tenant Improvements Allowance: \$55/SF
- Brand new constructed medical office building divisible into two spaces for individual users
- Located alongside Utah County Boulevard frontage
- Within a half mile of American Fork Hospital, American Fork Instacare, and Taylor Drug

2025 DEMOS

EST. POPULATION

1 MILE » 20,253
3 MILE » 88,699
5 MILE » 164,148

EST. HOUSEHOLDS

1 MILE » 7,168
3 MILE » 27,082
5 MILE » 48,228

EST. AVERAGE HH INCOME

1 MILE » \$120,173
3 MILE » \$138,972
5 MILE » \$147,437



CODY BLACK

cody@summitutahcre.com

direct: 801.687.0094

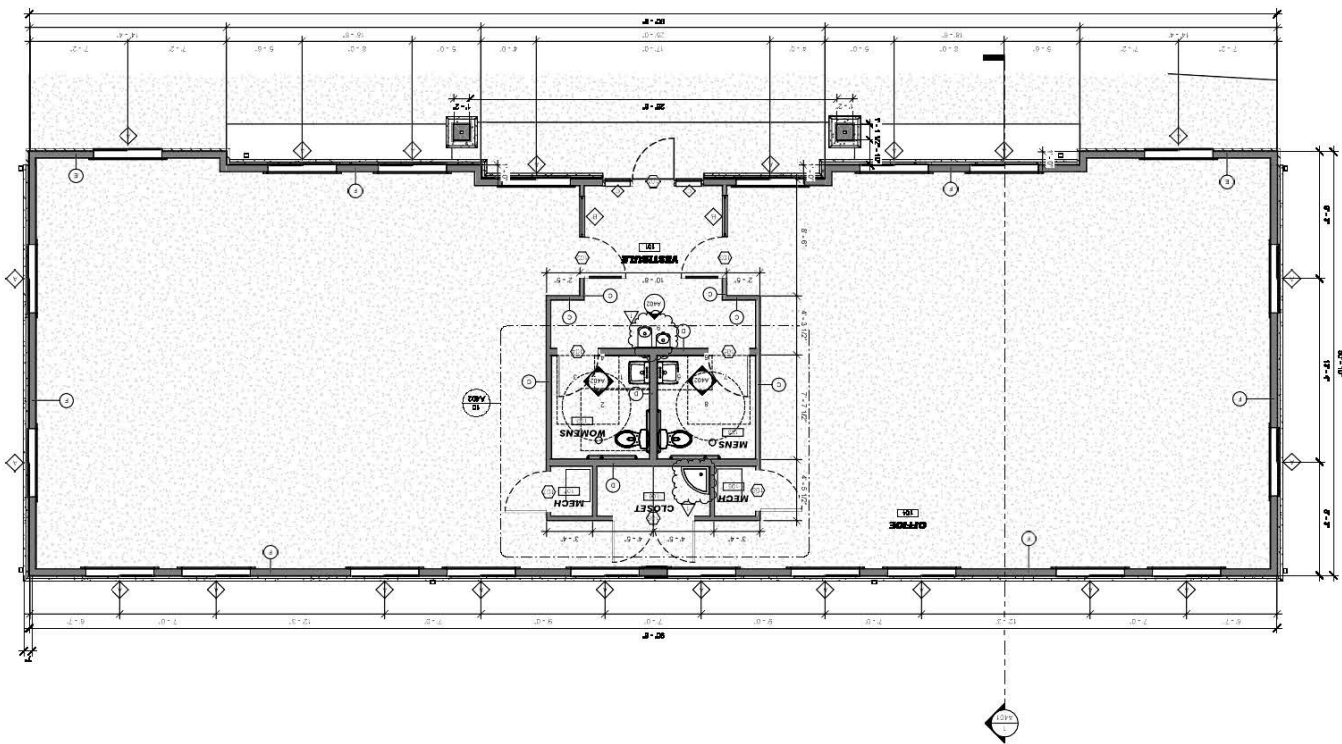
office: 801.435.5005

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Medical Office Building Plan

FLOOR PLAN



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Medical Office Exterior Photos



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.