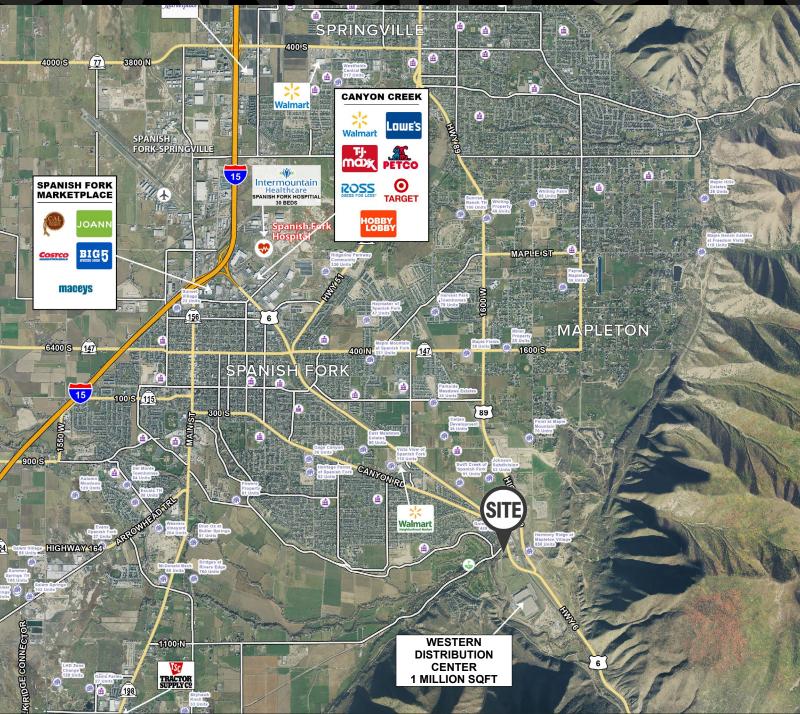
PLOCATION





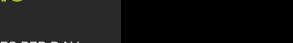
	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	4,451	33,438	78,513
2028 PROJECTED POPULATION	4,991	39,931	90,603
2023 EST. DAYTIME POPULATION	1,016	8,591	26,977
2023 EST. AVG HH INCOME	\$115,789	\$139,492	\$132,746
2023 EST. HOUSEHOLDS	1,103	8,545	21,359
2023 EST. BUSINESSES	54	474	1,818



HIGHWAY 6 26,195 VEHICLES PER DAY

POWERHOUSE RD 2,315 VEHICLES PER DAY













SWC HWY 6 & POWERHOUSE RD

SWC Highway 6 & Powerhouse Road | Spanish Fork, UT



(R) HIGHLIGHTS

- 2.02 ACRES (88,165 SF)
- CALL TO DISCUSS PRICING
- **GREAT HARD CORNER PARCEL**
- FIRST SIGNALIZED INTERSECTION OUT **OF SPANISH FORK CANYON**
- GREAT VISIBILITY AND ACCESS FROM **HIGHWAY 6**
- ZONING: C-1 NEIGHBORHOOD COMMERCIAL
- NEAR 2,100 NEW HOUSING UNITS

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