

SWC HWY 6 & POWERHOUSE RD

SWC Highway 6 & Powerhouse Road | Spanish Fork, UT



DEMOGRAPHICS

	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

TRAFFIC

HIGHWAY 6
26,195 VEHICLES PER DAY

POWERHOUSE RD
2,315 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

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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LEGEND
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LOCATION

