



FOR SALE OR LEASE

244 N Main Street

Spanish Fork, Utah 84660

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Property Sale Highlights

- Sale Price: \$1,400,000 (\$190/SF)
- 7,230 Total SF
- Up to 4,000 SF available for owner-user or lease-up
- Warehouse space for shipping/recieving/fulfillment available
- Prime Main Street location with 20 private parking stalls

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	11,977	53,855	103,573
2030 Projected	12,587	59,279	113,543
Households			
2025 Estimated	3,920	14,772	29,500
2030 Projected	4,234	16,655	33,038
Income			
2025 Median HHI	\$81,355	\$106,063	\$105,911
2025 Average HHI	\$95,453	\$126,322	\$131,936
2025 Per Capita	\$31,233	\$35,128	\$37,600

Information provided by ESRI Business Analyst

Property Information

244 N Main Street | Spanish Fork, Utah

PROPERTY LEASE HIGHLIGHTS

- Preloved retail tenant 3,150 SF
- 37,000 ADT
- 1,000-4,000 SF available warehouse and storage space for shipping/receiving/fulfillment
- 2nd floor 2,106 SF available
- Crown signage available on Main Street

SITE PLAN

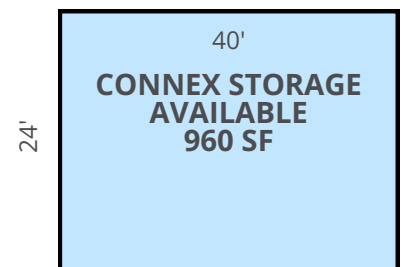
FIRST FLOOR

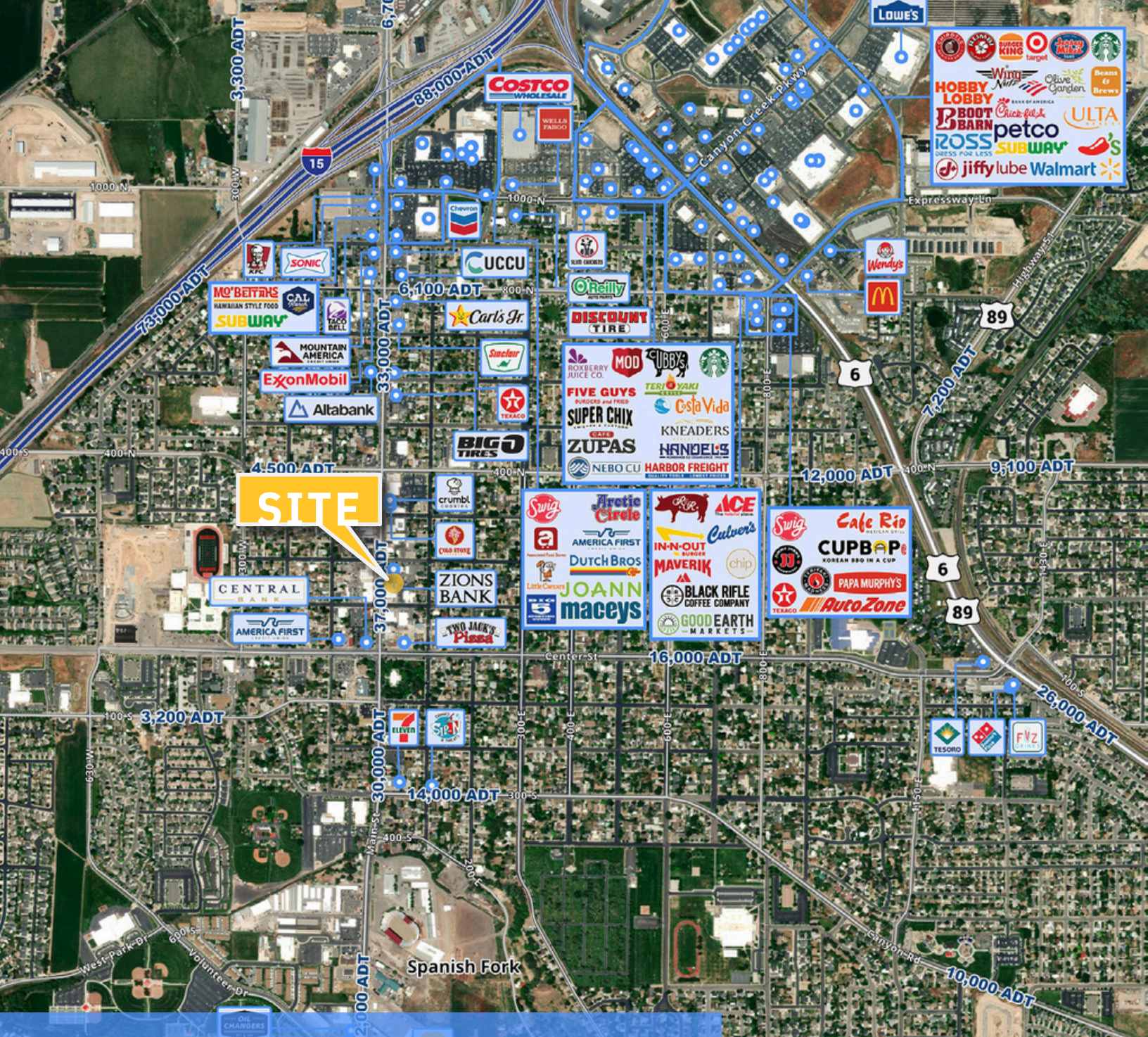


SECOND FLOOR



GROUND LEVEL





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