

# MEDICAL OFFICE BUILDING

FOR SALE OR LEASE



## PROPERTY DETAILS

132 S. 1100 E., American Fork, UT 84003

- 1,400–2,800 SF Build-To-Suit Medical Office Building
- Lease Rate: \$29.00/SF/YR/NNN
- Tenant Improvements Allowance: \$55/SF
- Sale Price: \$1,386,000 (\$495/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**



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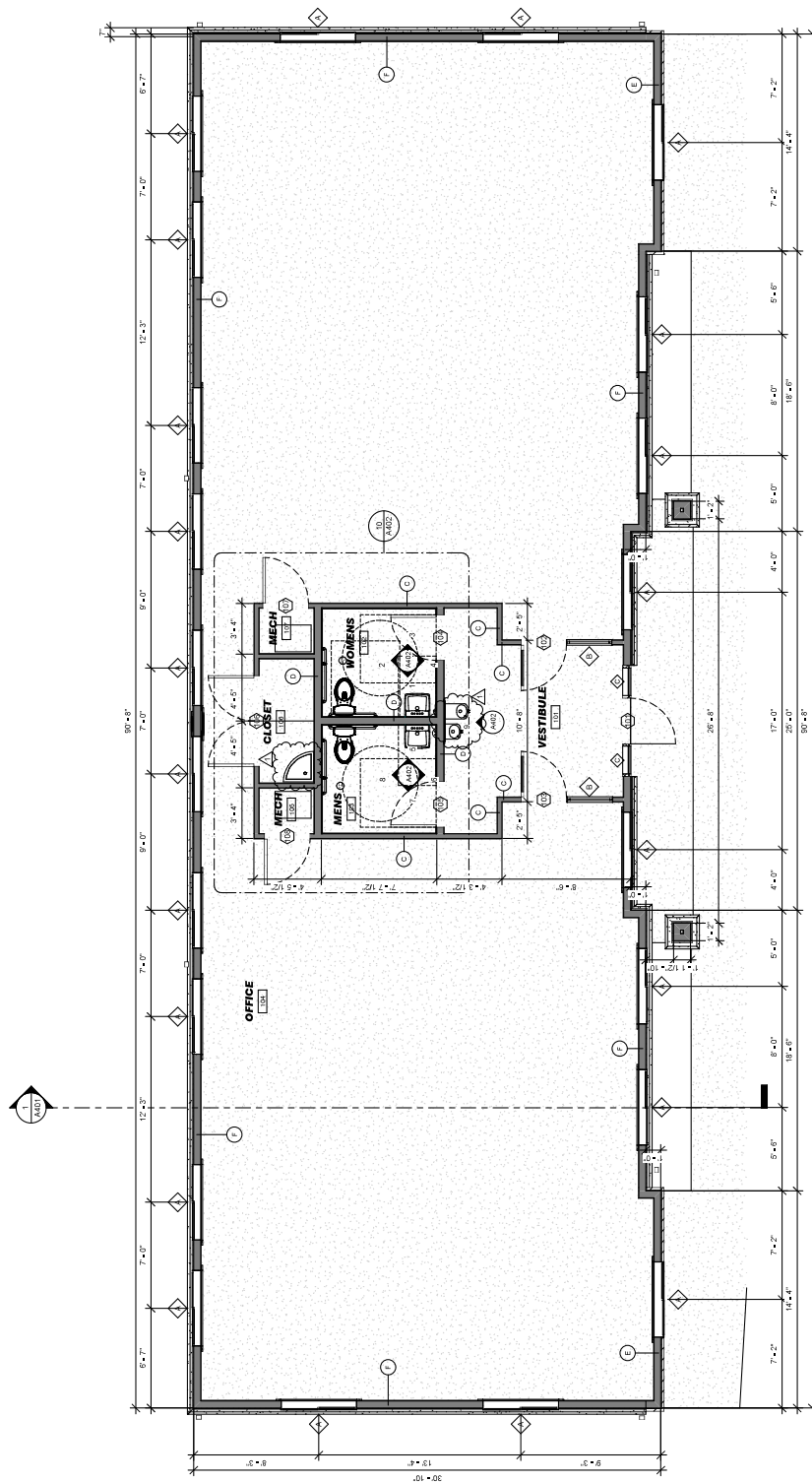
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## FLOOR PLAN







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