

# Springville Land

434 S Frontage Road Springville, UT 84663

**GROUND LEASE**



## PROPERTY HIGHLIGHTS

- ±2.37 Acres for Lease, All or Part
- Zoned Commercial
- Springville 400 S - 1 Block off I-15 Exit, Across from McDonald's and Loves Truck Stop
- ±20,000 VPD at Intersection
- Adjacent to High Density Residential

**See Agent  
For Pricing**



**ANDERSON CRG**  
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

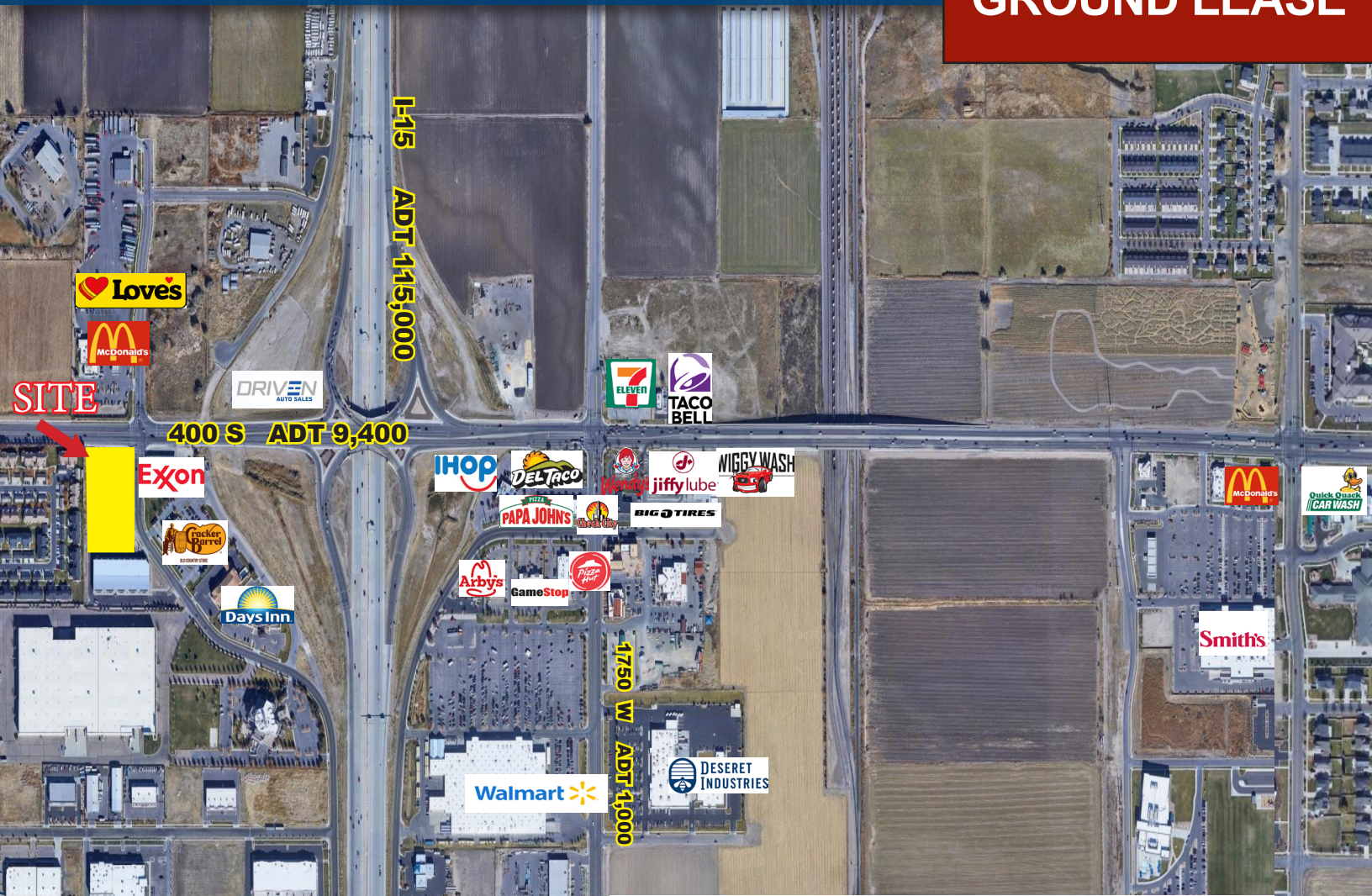
**Caden Bryan**  
Agent  
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**(435) 881-7294**

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

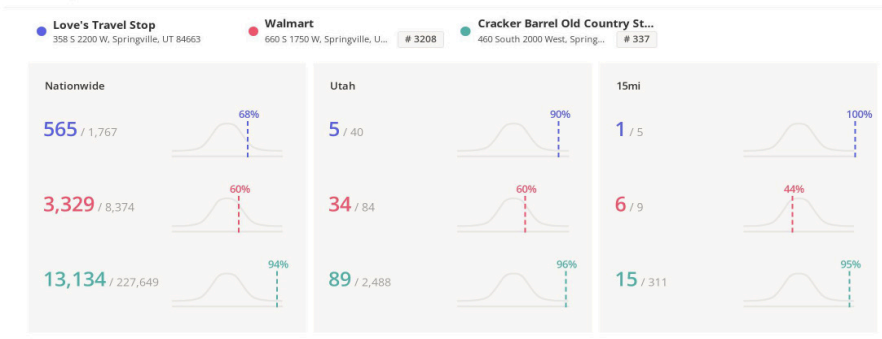
# Springville Retail Land

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**GROUND LEASE**



### Ranking Overview



Ranked Within: Category Group | Visits | Mar 1st, 2023 - Feb 29th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2021	829	11,547	29,095
Population			
2021	2,932	40,759	103,802
Income			
2021	\$ 71,381	\$74,179.77	\$79,741.56



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