



Investment Opportunity | Offering Memorandum

# EDWARD JONES INVESTMENT

745 N Main Street, Spanish Fork, UT 84660

**Bryant Parker**

Associate (Owner/Agent)  
+1 385 866 3007  
bryant.parker@colliers.com

**Scott Aders**

Vice President (Owner/Agent)  
+1 801 762 7804  
scott.aders@colliers.com



Accelerating success.

## DISCLOSURE

Colliers International (the “Agent”) has been engaged as the exclusive sales representatives for the sale of the Property located at 745 N Main Street, Spanish Fork, Utah (the “Property”) by ‘Ownership’ (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact tenants, employees, contractors, sub-contractors or lienholders of the property directly, or indirectly regarding any aspect of the enclosed materials or the Property, without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.



Maple Leaf Square | For Sale





# Property Highlights

Sales Price	\$434,525
NOI	\$24,000
Cap Rate	5.52%
Sq Ft	1, 337 SF
Parcel	67-089-0003
Occupancy	100%

## Investment Highlights

- Growing Market and Area
- Less than a 2.00% vacancy rate in Spanish Fork
- Over 1,000,000 SF of nearby retail and new development
- Retail located right off of Spanish Fork Main Street
- \$374,657,000 Total annual Consumer spending within two miles

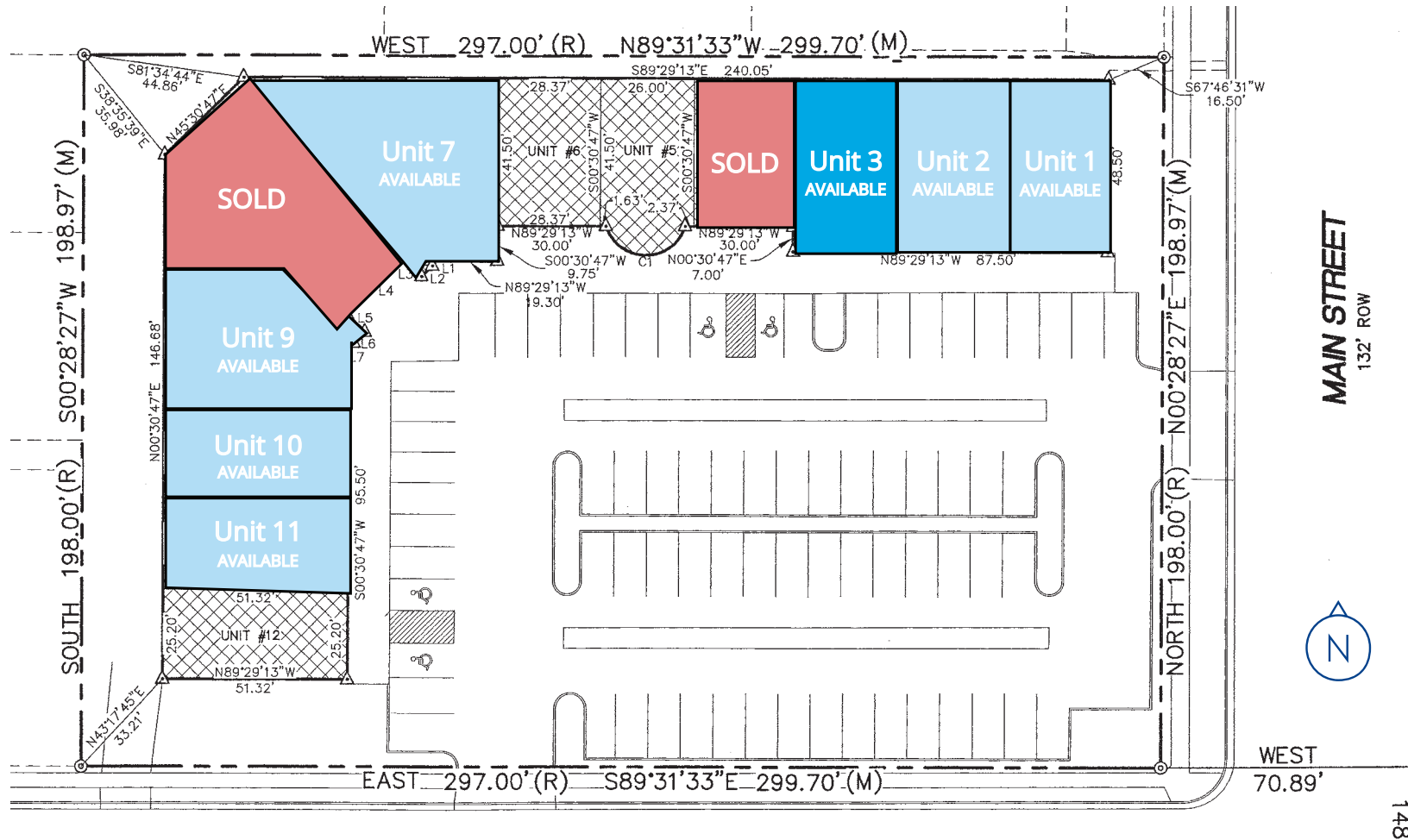
## Property Highlights

- Growing Community: Spanish Fork is part of Utah County, one of the fastest-growing regions in the U.S.
- 35,000 Average Daily Traffic, UDOT
- Transportation Access: The location benefits from nearby highways (I-15 and US-6)
- Proximity to Main Street: Being on Spanish Fork's Main Street ensures excellent visibility and accessibility. This area experiences high foot and vehicle traffic, ideal for retail or office use.
- 9,123 daytime Employment within two miles.

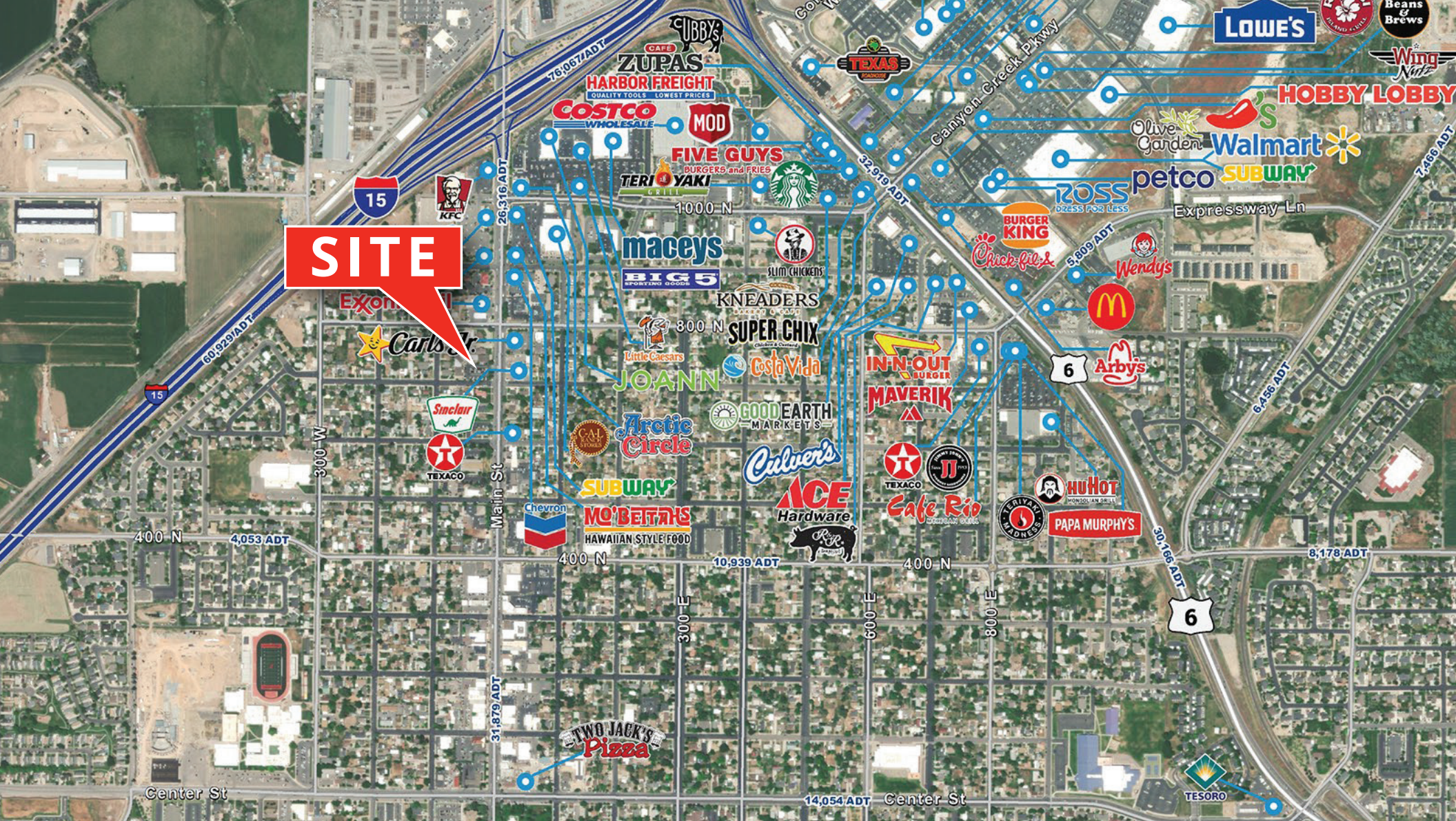


Maple Leaf Square | For Sale

# Site Plan







**Colliers**  
 2100 Pleasant Grove Blvd., Suite 200  
 Pleasant Grove, UT 84062  
 Main: +1 801 947 8300  
 colliers.com

**Bryant Parker**  
 Associate  
 +1 385 866 3007  
 bryant.parker@colliers.com

**Scott Aders**  
 Vice President  
 +1 801 762 7804  
 scott.aders@colliers.com

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