

BIG BOX RETAIL FOR SALE OR LEASE

FORMER SAGE & PLOW

675 South 500 East | American Fork, Utah 84003



SITE

Property Highlights

- Building Size: 49,103 SF
- Lot Size: 4.5 Acres
- Sale Price: \$10,500,000
- Lease Rate: \$16 - \$18 PSF NNN
- Available Immediately
- Great I-15 Access
- Zoning: GC-2 (Planned Commercial)
- Located in Opportunity Zone

JOE MILLS
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801.930.6752

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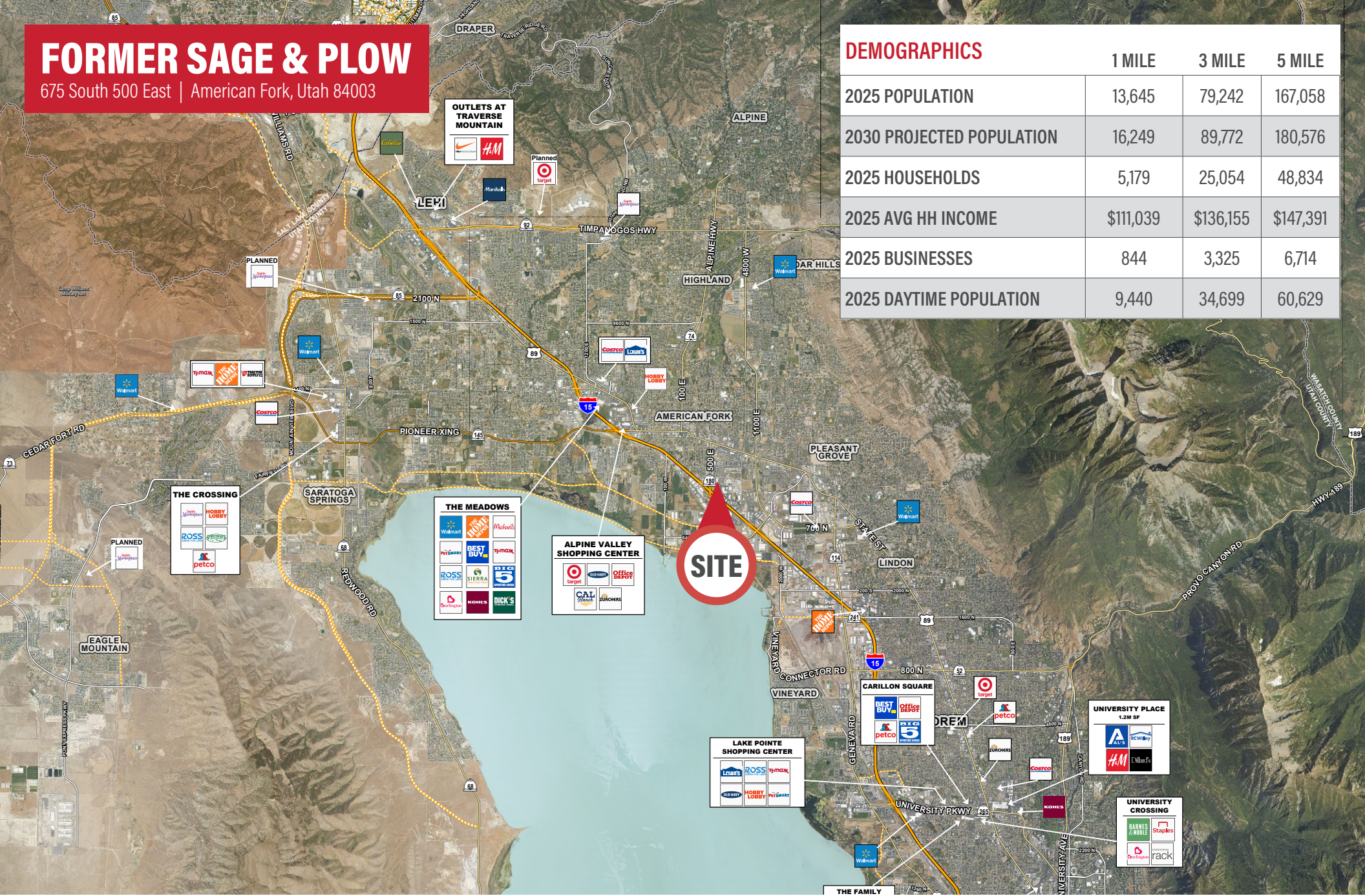
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	13,645	79,242	167,058
2030 PROJECTED POPULATION	16,249	89,772	180,576
2025 HOUSEHOLDS	5,179	25,054	48,834
2025 AVG HH INCOME	\$111,039	\$136,155	\$147,391
2025 BUSINESSES	844	3,325	6,714
2025 DAYTIME POPULATION	9,440	34,699	60,629

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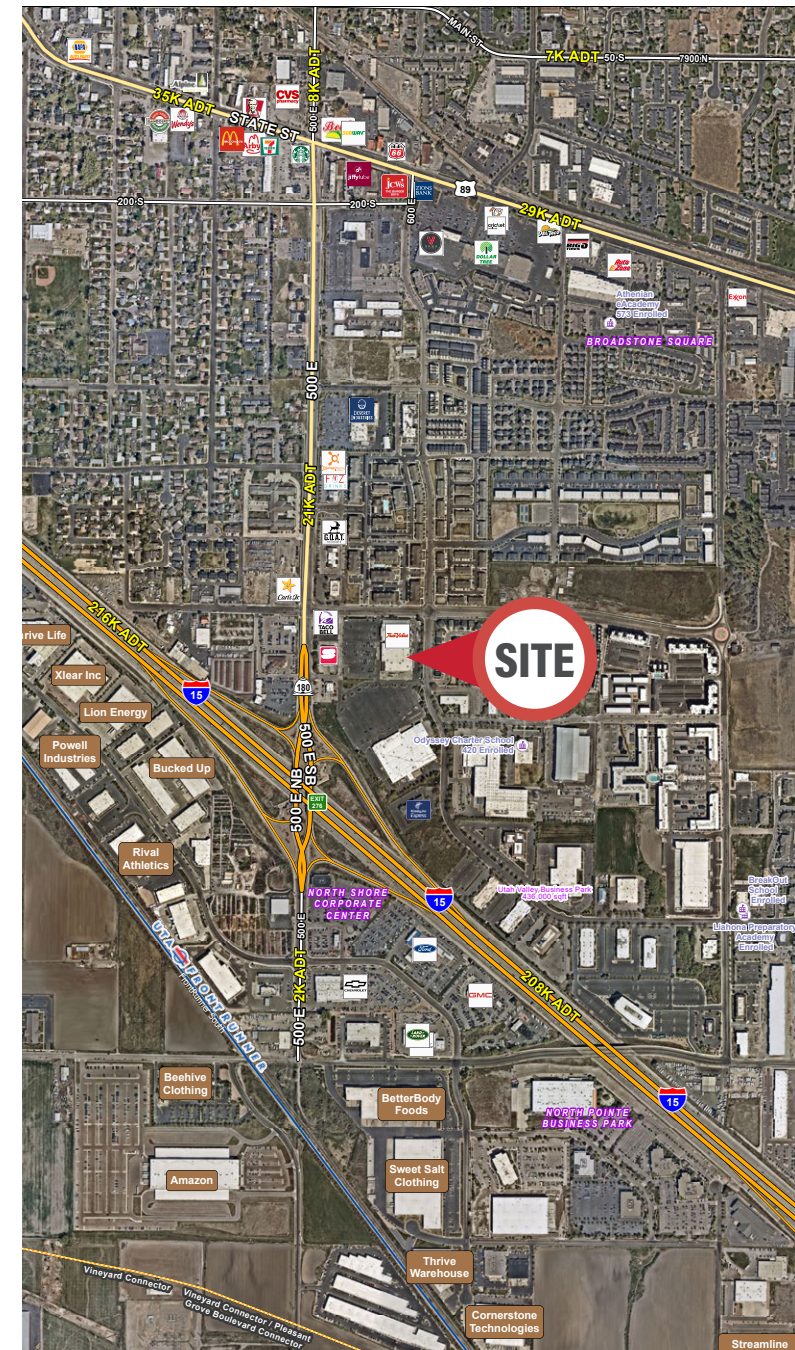
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