

RETAIL FOR LEASE

FORMER FITNESS STUDIO

499 South 500 East | American Fork, Utah 84003



Property Highlights

- Size: 3,035 SF
- Lease Rate: \$35 PSF
- NNNs: \$5.50 PSF
- End-Cap Space
- Former Fitness Studio
- High-Growth Residential Area

JOE MILLS
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PARTNER **XTEAM**
RETAIL ADVISORS



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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 14,534 | 81,061 | 166,801 |
| 2030 PROJECTED POPULATION | 17,063 | 91,653 | 180,179 |
| 2025 HOUSEHOLDS | 5,448 | 25,521 | 48,694 |
| 2025 AVG HH INCOME | \$110,719 | \$137,349 | \$147,969 |
| 2025 BUSINESSES | 902 | 3,346 | 6,708 |
| 2025 DAYTIME POPULATION | 8,998 | 34,600 | 60,668 |

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