



Alpine Valley Center

101 N West State Rd, American Fork, UT 84003

**CENTURY 21
COMMERCIAL.**

Everest

Will Walk

Century 21 Everest Realty Group
6925 S Union Park Ctr, Cottonwood Heights, UT 84047
kurtjmatz@gmail.com
(801) 913-3398

Alpine Valley Center

\$30.00 /SF/YR

1,300-5,200 square feet of prime retail space in the heart of the Meadows of American Fork surrounded by 82 restaurants and 139 retailers. Heavy traffic surrounds this property that is located right on State Street and next to Target....

- Heavy Traffic
- Ample Parking
- Monument Sign
- Bus Line
- End Cap Space

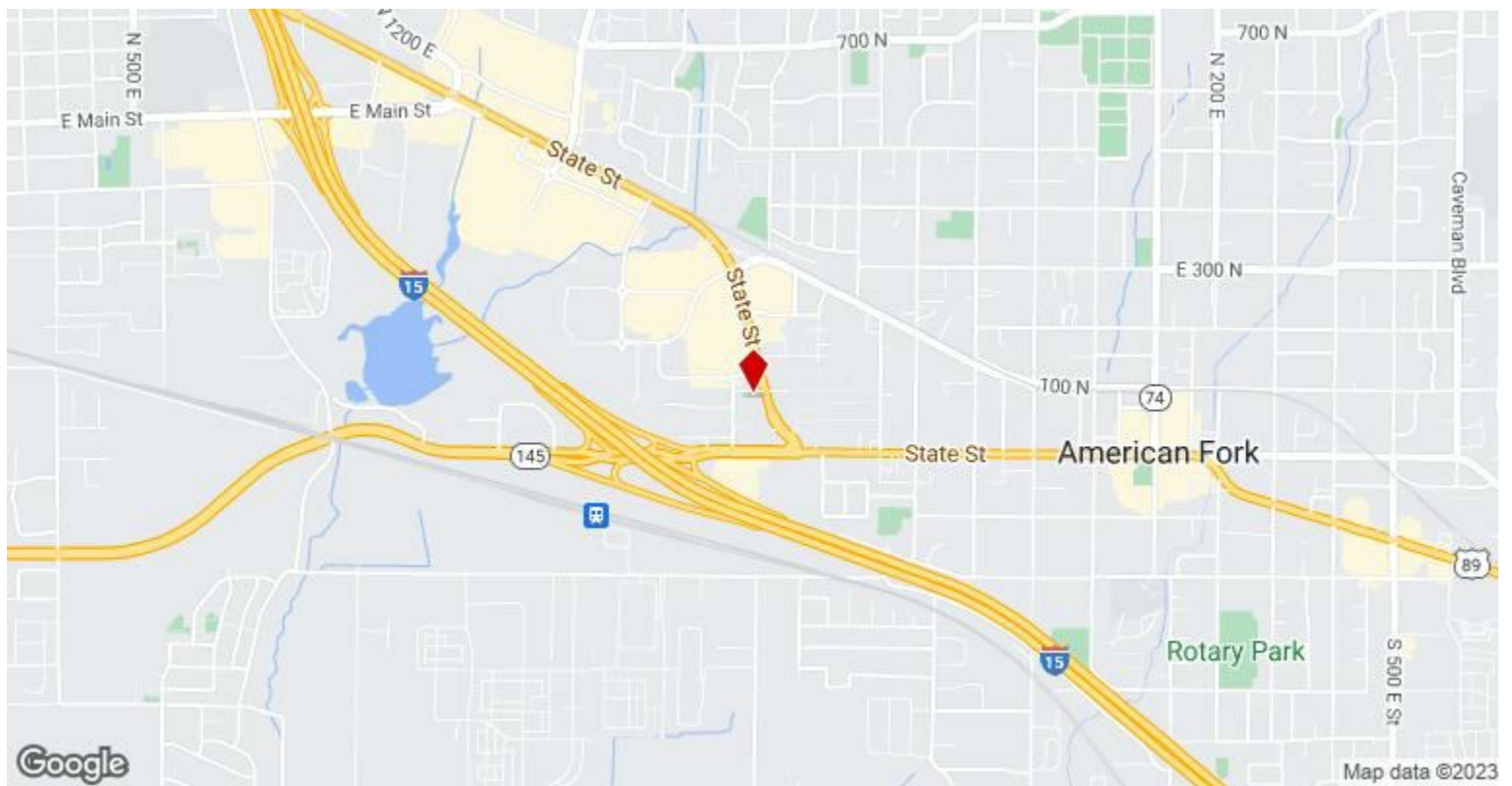


Rental Rate:	\$30.00 /SF/YR
Min. Divisible:	1,300 SF
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	11,907 SF
Year Built:	2004
Walk Score ®:	58 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$2.50 /SF/MO

1st Floor

Space Available	1,300 - 5,200 SF
Rental Rate	\$30.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Space can be used as a 2nd generation restaurant or demised into smaller retail, restaurant, or office space.



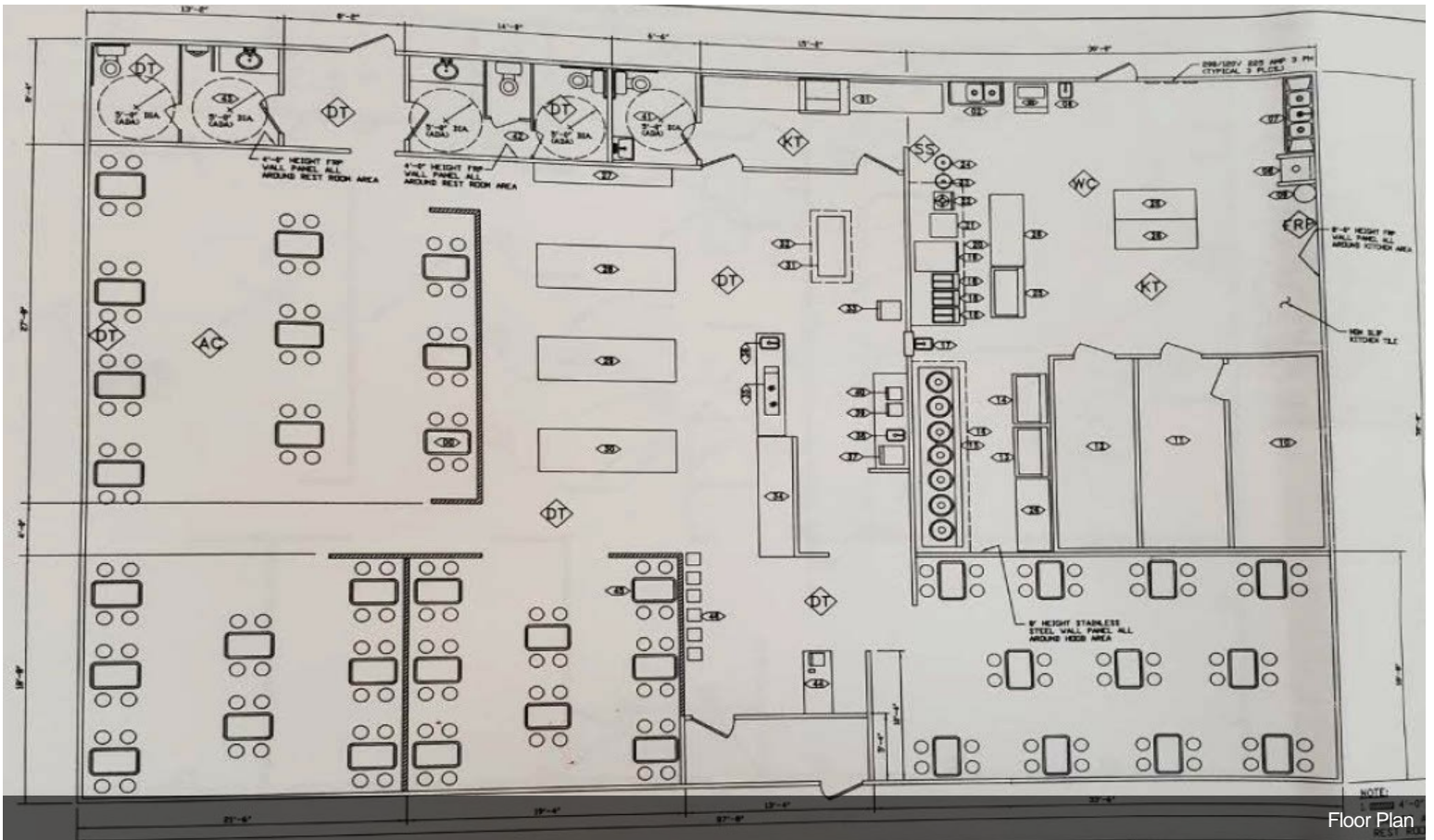
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Property Photos



Building Photo



Floor Plan

Property Photos



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Property Photos



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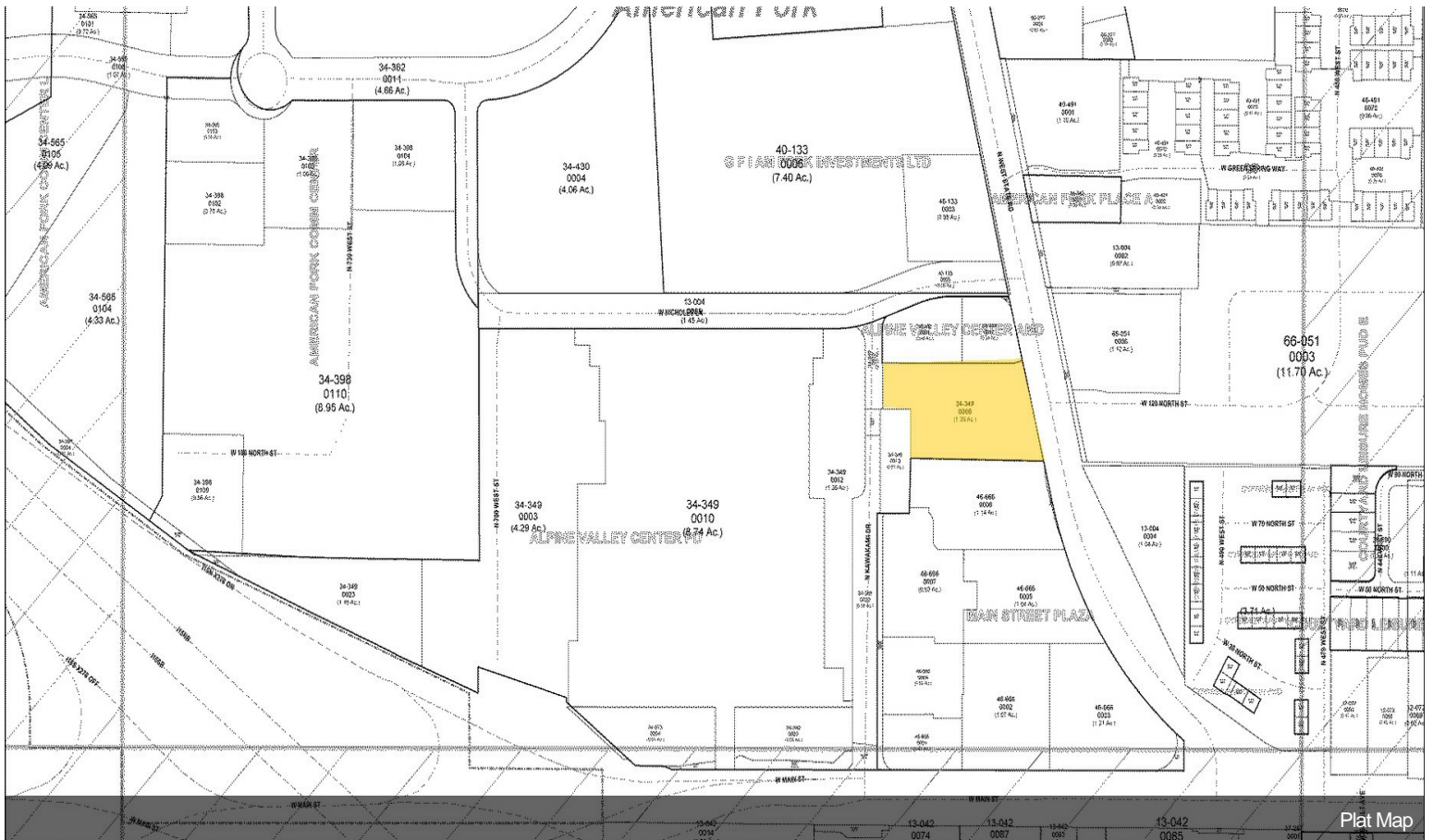


Building Photo

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Plat Map