

Creekside Business Park

FOR LEASE

1075 North Main Street Springville, UT



PROPERTY INFORMATION:

- Building size:** Approx. 6,641 sq. ft.
- Unit size:** 1,564 -1,777 sq. ft. per unit
- Floors:** Main Floor Only
- Zoning:** HC - Highway Commercial
- Parking:** Ample common area parking
- Parcel Numbers:** 36:998:0007
- Lease Type:** NNN
- Lease Rate:** \$39 per SF
- Landlord TI Allowance:** \$40 per SF
- Drive - Thru:** Swig took the drive-thru
- Grease Interceptor:** Available
- Human Bean Coffee Drive Up is Leased!**

OVERVIEW & OPPORTUNITY:

Brand new retail development in Springville, UT. The project is complete and ready for TI's. This development offers an exceptional opportunity for business looking for a high traffic area with easy access and accessibility.

Three (3) of the four (4) retail spaces available for lease. The units can be combined to cater to a variety of user requirements. The building can accommodate a drive up with plenty of room to stack cars.

This location has an annual average daily traffic count of 29,000 vehicles (2017 report). This Main Street location has the same traffic count as State Street in American Fork.

The very best thing about this site is the access, location and ample parking. The site has extra parking along 1060 North.

TREVOR SHARP - Owner / Agent
801.787.4603
sovproperties@gmail.com

SOVEREIGN PROPERTIES
533 W STATE ROAD , SUITE 102
PLEASANT GROVE, UTAH
(C) 801-787-4603

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