

FOR LEASE > RETAIL SPACE

# Old Towne Square

456 E STATE RD AMERICAN FORK, UTAH



## Property Information

- > \$16.00 to \$18.00 NNN
- > Suite 1300: 900 SF  
484 East: 1,603 SF (Dental Buildout)
- > Anchored by 7-Eleven
- > Busy Intersection w/ Starbucks & CVS Store
- > Easy Access to Interstate 15
- > Great Parking
- > Lighted Corner
- > Located in a Federal Opportunity zone

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2018 Estimated	10,568	65,425	138,733
2023 Projected	11,356	71,018	150,417
Households			
2018 Estimated	3,262	18,120	36,533
2023 Projected	3,515	19,742	39,676
Income			
2018 Median HHI	\$57,345	\$70,088	\$76,686
2018 Average HHI	\$66,947	\$86,265	\$92,818
2018 Per Capita	\$20,662	\$23,971	\$24,599

*Information provided by ESRI Business Analyst*

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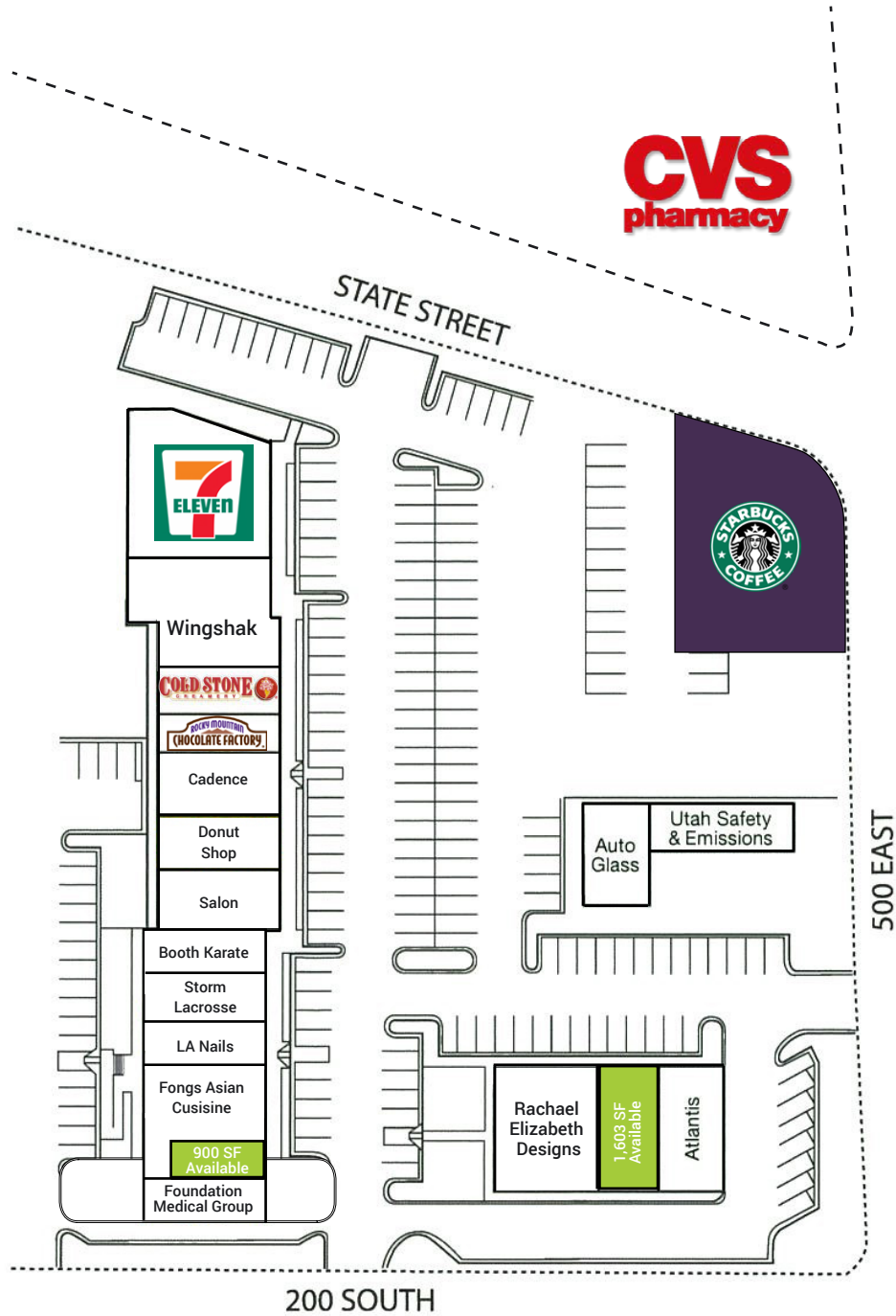
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## SITE PLAN



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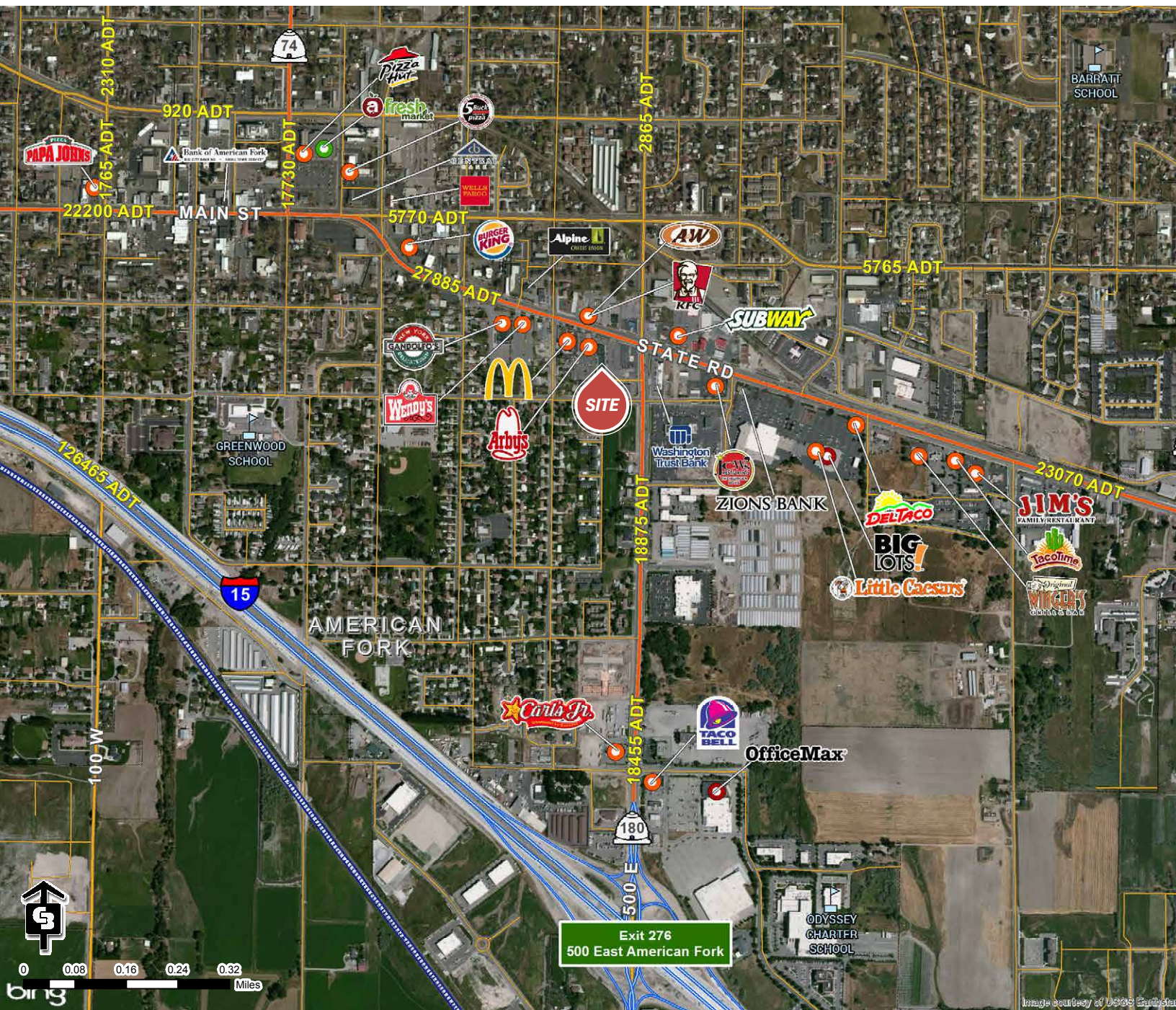
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