

# Agent Profiles



**MARY STREET** ASSOCIATE BROKER - SR. VICE PRESIDENT OF LAND & INVESTMENT

Mary Street is Associate Broker, Vice President of Land & Investment Sales for the largest commercial brokerage firm in Utah, Colliers International | Utah. Mary provides full-service real estate brokerage services, including commercial sales and leasing, Buyer and Tenant Representation and valuation consulting services with an emphasis on development and investment sales. Throughout her career, Mary has worked to promote effective land-use policies to support economic and community development.

Mary is best known for her work in the following areas: Brokerage of NNN-Leased Investments; Brokerage of all types land; land assemblage and entitlements; retail site selection; EDTIF projects; planning and zoning consultation; senior housing, multifamily, and transit-oriented development; legislation and government affairs; marketing and strategic planning.



**BILL STREET** ASSOCIATE - LAND & INVESTMENT

Bill Street is a Certified Advisor in Land and Investment Sales. The cornerstone of his success derives from a supreme commitment to service quality, categorizing every client request as a top priority. Bill understands the value of a network, and his relationships with members throughout the business community connect his clients with optimal opportunities to increase investment return. Bill transitioned into real estate after a 25-year career in the technology industry, working with leading corporations such as WordPerfect, Novell, and Microsoft.

In various leadership positions, he fostered entrepreneurship and collaboration to achieve success. Bill holds patents for many software programs, and problem solving became his main motivator in developing market-leading programs. Bill finds similar motivation as he offers innovative solutions to the most difficult real estate problems.



**HEATHER OSMOND** LICENSED REAL ESTATE AGENT

Heather Osmond is a Licensed Real Estate Agent with Osmond Real Estate. Heather has been a licensed Real Estate Agent in Utah for over 20+ years. In addition to helping clients, she is also a Real Estate Investor with personal experience in Residential, Investment and Land Development. You can hear Heather on the radio every Saturday morning at 11:00 am as the female host of the KSL Real Estate Radio Show. On the show, Heather shares and discusses the latest in Utah market tips and trends.

Heather is also the female host of the Parade of Homes television show on Channel 2. She has been an Interior Designer and over the past 18 years grew a hobby and love of Design into one of the largest Furniture and Interior Stores in Utah, Osmond Designs!

FOR SALE > RETAIL BUILDING

## American Fork Retail

541 SOUTH 500 EAST AMERICAN FORK, UTAH



### Opportunity Zone Location



### Property Information

- > 10,500 SF Vacant Retail Building For Sale
- > Delivered in warm shell condition
- > Conceptual Floor Plans calls for suites from 1,800 SF to 10,500 SF
- > High Traffic Corridor - 19,000 ADT
- > Adjacent to new 450 Unit Multi-Family Development Under Construction
- > Endcap, Drive-thru, and Inline Space Available
- > Great Investor or Owner Occupant Opportunity
- > **Sale Price: \$2,625,000**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Daytime Population			
2017 Workers	10,515	41,135	60,601
2017 Residents	4,155	33,855	80,542
Population			
2017 Estimated	7,270	60,408	140,749
2022 Projected	8,053	65,952	153,123
Households			
2017 Estimated	2,437	17,229	37,568
2022 Projected	2,714	18,890	40,966
Income			
2017 Median HHI	\$56,866	\$75,961	\$83,125
2017 Average HHI	\$73,728	\$95,283	\$105,877
2017 Per Capita	\$24,081	\$27,372	\$28,573

Information provided by ESRI Business Analyst

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FOR SALE> RETAIL BUILDING

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541 SOUTH 500 EAST AMERICAN FORK, UTAH



## OSMOND RETAIL PLAZA

- Building 499: Fully Leased
- Building 513: Fully Leased
- Building 529: Partially Leased
- Building 541: For Sale

