

FOR SALE > OFFICE SPACE \$ 1,190,000 (\$147.83/SF)

Timpview Medical Office Investment

872 NORTH 2000 WEST PLEASANT GROVE, UTAH



Property Information

- > 8050 Total SF
- > 4024 SF Main Level Medical Office
- > 4026 SF Garden Level Creative Office fulfillment
- > Excellent Signage and Visibility on Hospital Road
- > Freight Elevator for fulfillment area
- > 1/4 mile South of the American Fork Hospital
- > Fulfillment Warehouse Area
- > 7 % CAP Investment

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
Total Population:	11,123	58,586	122,376
Households			
Total Households:	3,519	17,119	33,786
Income			
Average HH Income	\$67,321	\$76,918	\$83,959

Information provided by ESRI Business Analyst

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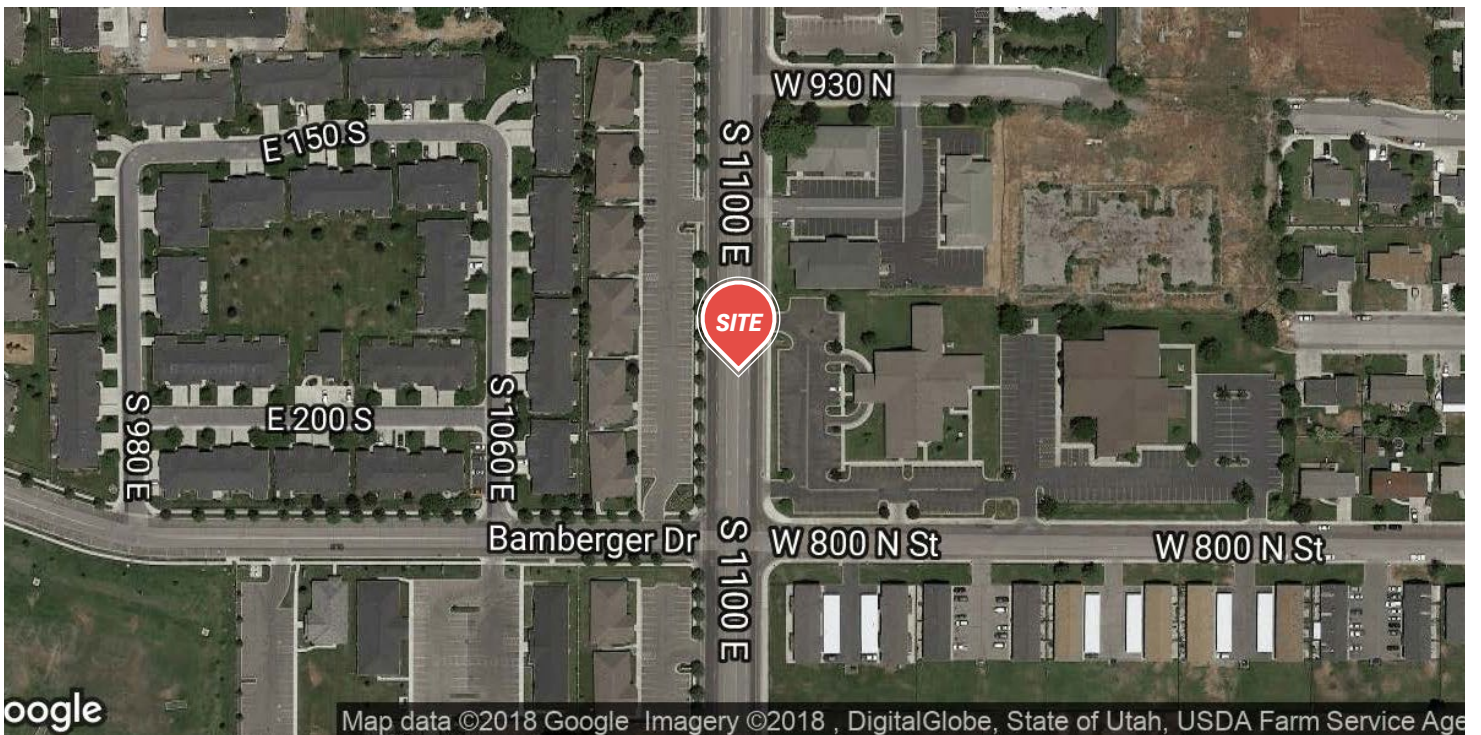
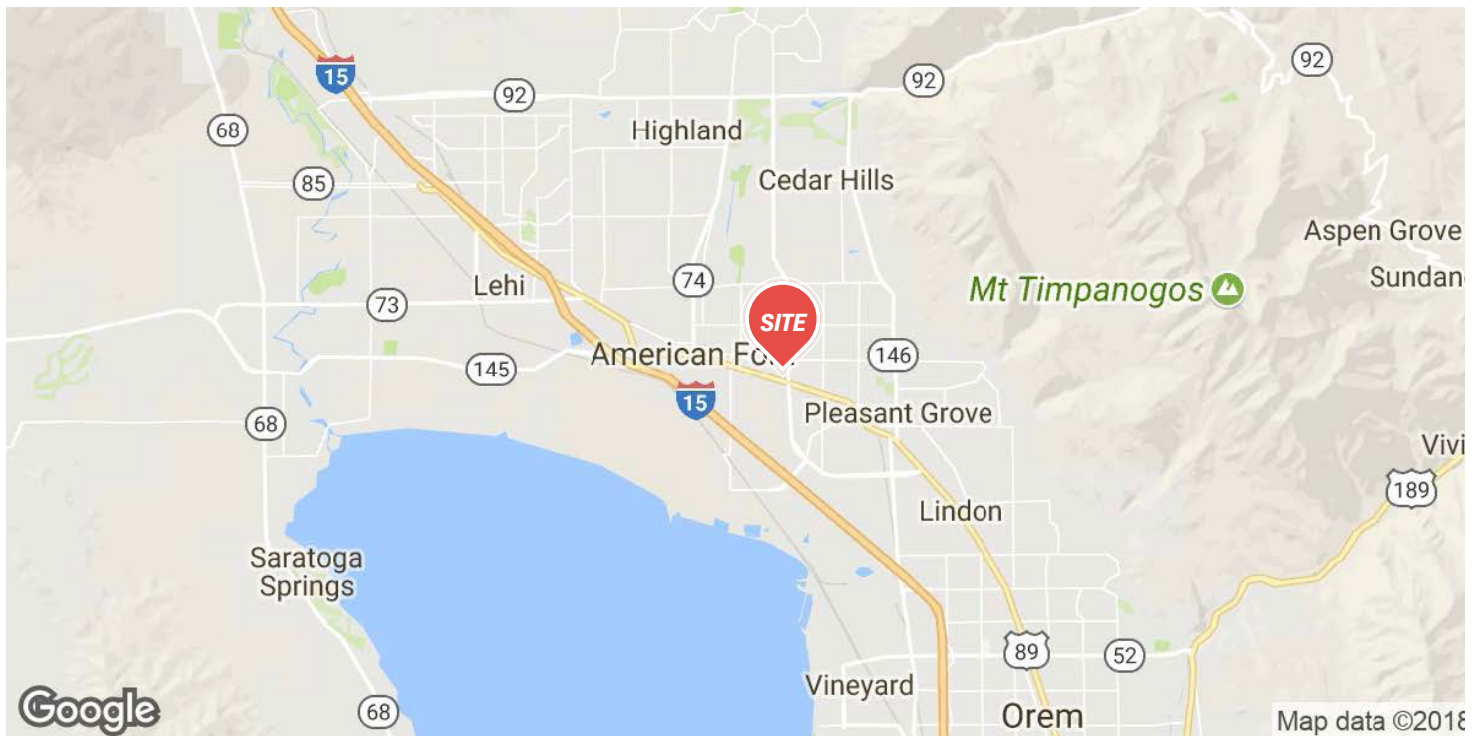
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