

FOR SALE

**1.49± ACRES**

in American Fork  
Among Shopping Centers

**504 N 900 W**  
American Fork, UT 84003

### Property Features

- Only retail pad left in the American Fork/Lehi retail area
- Walmart, Costco, Home Depot, Lowes, Kohls in immediate vicinity
- Traffic Counts 25,795 AADT on State Street
- Ready to develop

LOT SIZE - ACRES

**1.49± AC**

TAX ID

**42:083:0001**

**SALE PRICE – \$1,500,000**

### For more information:

**Neil Walter, CFA, MBA**

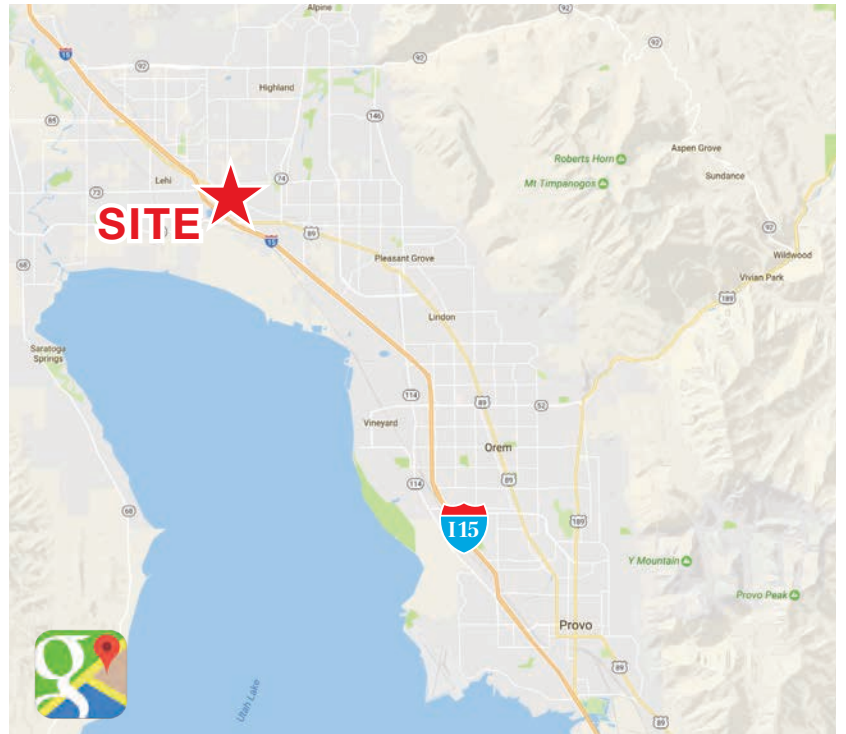
direct: 435.627.5720

email: [nwalter@naiexcel.com](mailto:nwalter@naiexcel.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED. THE INFORMATION PORTRAYED ON THE MAP, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE. CONSULT A SURVEYOR FOR PRECISE BOUNDARIES.



FOR SALE  
1.49±AC in  
American Fork Among  
Shopping Centers





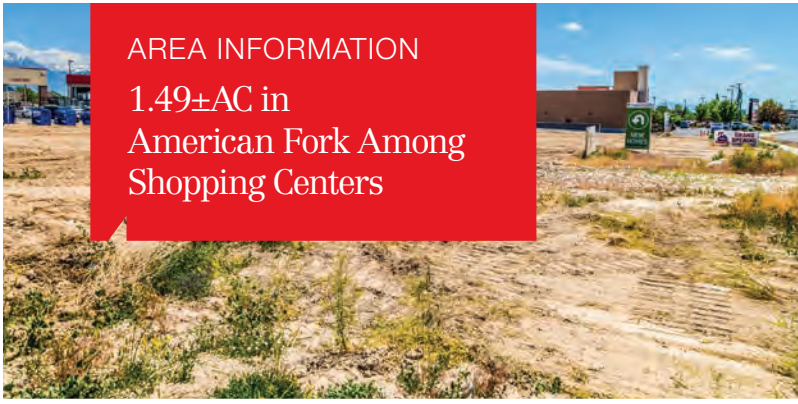
FOR SALE  
1.49±AC in  
American Fork Among  
Shopping Centers





## AREA INFORMATION

1.49±AC in  
American Fork Among  
Shopping Centers



## Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	30 miles
LAS VEGAS, NV	392 miles
DENVER, CO	496 miles
LOS ANGELES, CA	660 miles
SAN FRANCISCO, CA	763 miles
SEATTLE, WA	862 miles

## Location Information

UTAH COUNTY is only 35 minutes south of Salt Lake City, but it's a whole new world of exciting activities in Utah.

Utah Valley is one of the best family vacation destinations offering year-round adventure. Utah vacations start with enjoying the natural beauty and diversity of the Wasatch Front. Hang gliding, world class fly-fishing, skiing, and dinosaur hunting are just a few of the many outdoor adventures in Utah Valley. Utah vacations also incorporate a modern element of resorts and lodging, museums, performing arts, festivals and much more.

- POPULATION: Utah County - 592,299  
American Fork - 28,152
- LAND AREA: 2,144 Square Miles
- ECONOMY: Median Income of \$62,180 with a Cost of Living Index of 101.9 and an Unemployment Rate of 3.1%
- HOUSING: Median house value of \$228,400

## For more information:

**Neil Walter, CFA, MBA**

direct: 435.627.5720

email: [nwalter@naiexcel.com](mailto:nwalter@naiexcel.com)

[CLICK HERE FOR MORE INFORMATION](#)