

FOR SALE OR LEASE



## 836 S. Spanish Fork Pkwy

Spanish Fork, Utah 84660

**Available:**

**1,500 - 3,000 SF**

**Drive Thru Available**

**Lease Rate: \$35.00 PSF**

- Drive Thru Available
- Great Visibility from Spanish Fork Parkway (Hwy 6)
- High Traffic Count 23,000 AADT
- Ample cross-easement parking
- Next to highest sales volume Walmart gas station in U.S.



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# DEMOGRAPHICS

Key Points 3 Miles



57k

(2025)



11.6%

2025-2030



29.6



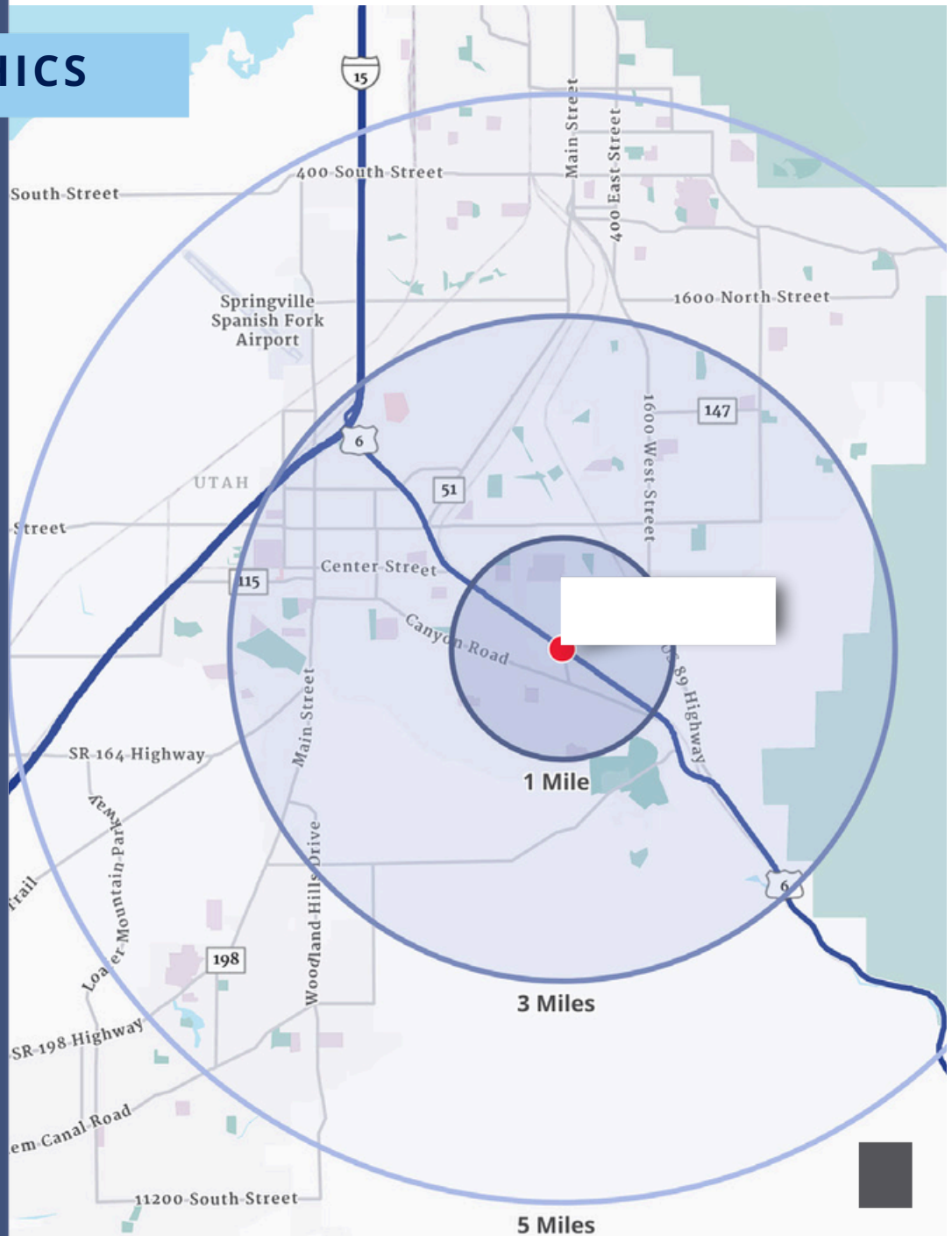
3.63

Average Household Size



\$139k+

Income



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	14,710	56,876	101,592
2030 Projected	16,066	63,490	111,418
<b>Households</b>			
2025 Estimated	3,776	15,617	28,777
2030 Projected	4,211	17,839	32,245
<b>Income</b>			
2025 Median HHI	\$121,248	\$111,735	\$107,946
2025 Average HHI	\$138,492	\$139,760	\$135,144
2025 Per Capita	\$34,890	\$38,518	\$38,355

Demographics provided by ESRI Business Analyst

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