



**FOR
LEASE**

972 N 600 E
Spanish Fork, UT 84660

- Prime Location with HWY 6 frontage
- Fully build out medical office space
- Perfect for a clinic space

± 1,453 SF | MEDICAL OFFICE | SUBLEASE

Property Specs

SUBLEASE PRICE	\$32/SF/ NNN
BUILDING SIZE SF	Up to ±1,453 SF
TYPE	Office Medical Office
TERM	up to 13.5 years

- Prime Location with HWY 6 frontage
- Located in the hub of Spanish Forks Retail district
- Fully built out medical office space
- Furniture included.
- Perfect for a clinic space
- Please call Listing agent with any inquiries.



OR TEXT 23007 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

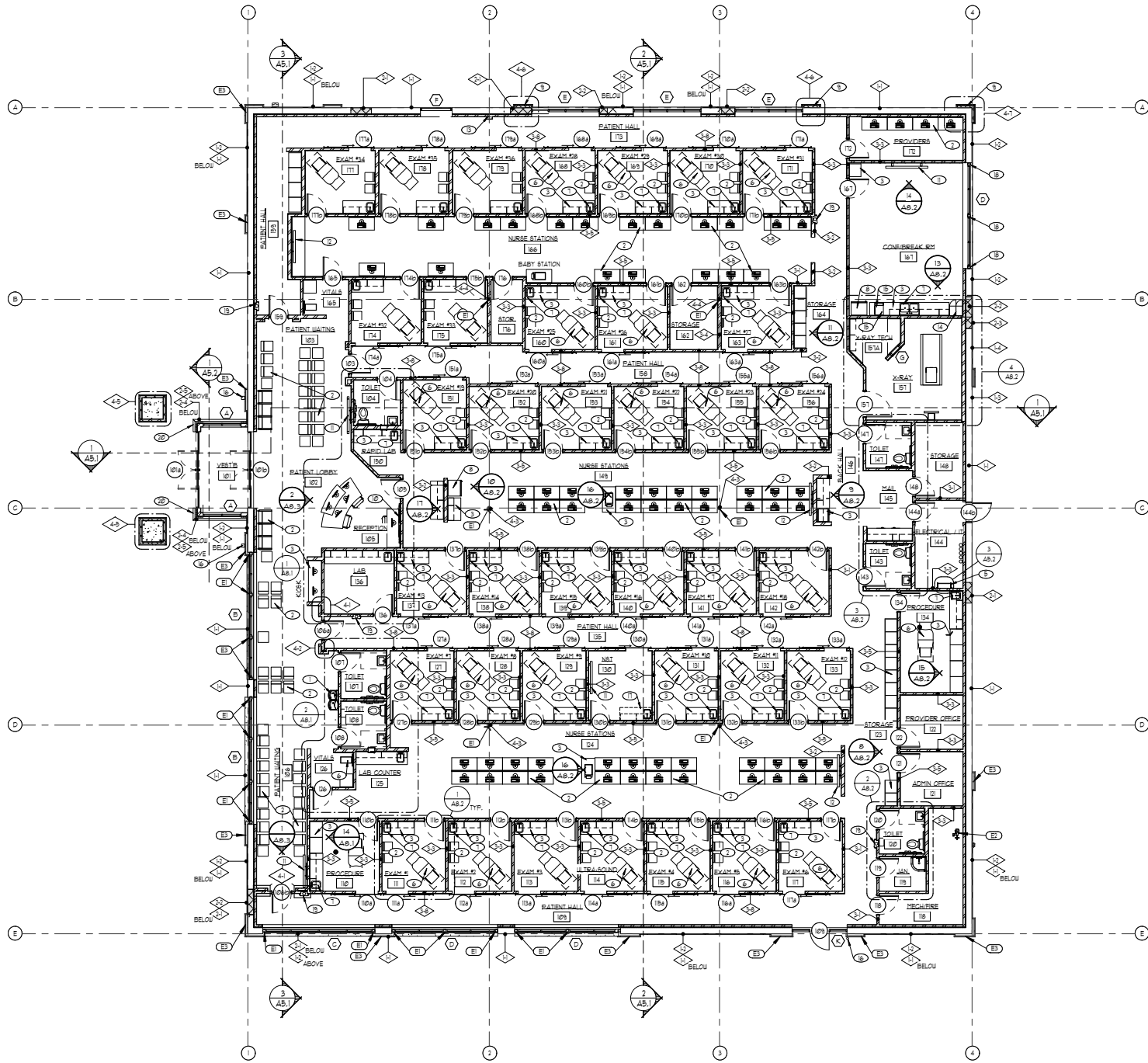


PHOTOS





FLOOR PLAN



AREA MAP



Hydro
CINEMARK
Chick-fil-A
Lowe's
petco
Denny's
target
Hampton by HILTON
HOBBY LOBBY
TJ-maxx
OLIVE GARDEN ITALIAN KITCHEN
ULTA BEAUTY

COSTCO WHOLESALE
JOANN
Quick Quack CAR WASH
TACO BELL
Little Caesars
Culver's
FIVE GUYS
SUPER CHIX
ZUPAS
Papa John's
LONGHORN STEAKHOUSE

Good City
MAVERIK
IN-N-OUT BURGER
JJ
VASA
PRIME
GOOD EARTH MARKETS
MATTRESS FIRM
R.R. BROS.

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,999	62,579	104,291
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,853	17,094	29,261
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$93,430	\$125,563	\$128,173

Traffic Counts

STREET	AADT
Grand Army Hwy	37,000
1000 N	3,300

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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