



# 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 | OFFICE**

## Property Specs

LEASE PRICE **\$32/SF**

BUILDING SIZE | SF **Up to ±1,453 SF**

TYPE **Office | Medical Office**

- Prime Location with HWY 6 frontage
- Located in the hub of Spanish Forks Retail district
- Fully built out medical office space
- 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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PHOTOS





PHOTOS



# AREA MAP



Hydro  
CINEMARK  
Chick-fil-A  
Quality Inn & Suites  
Lowe's  
Denny's  
petco  
HOBBY LOBBY  
Hampton by Hilton  
TJ-maxx  
target  
Olive Garden ITALIAN KITCHEN  
ULTA BEAUTY  
PANDA EXPRESS  
MONEY CANNES

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

Check City  
MAVERIK  
IN-N-OUT BURGER  
TINY TONES  
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.

## **Non-Warranty**

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.

## **No Obligation**

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## **Confidentiality**

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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