



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

# 826 EAST STATE ROAD

AMERICAN FORK • UTAH

## FOR LEASE

### PROPERTY SPECS

- For Lease: \$18.75 Full Service
- Total Available: 974 SF up to 16,739 SF
- Close proximity to I-15
- Abundant parking
- Close to numerous amenities and restaurants

|        |  |  |  |
|--------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 MILE | <b>14,002</b><br>2021 EST.<br>POPULATION                                              | <b>4,754</b><br>2021 EST.<br>HOUSEHOLDS                                               | <b>\$68,870</b><br>2021 EST.<br>MEDIAN HH<br>INCOME                                   |
| 3 MILE | <b>74,634</b><br>2021 EST.<br>POPULATION                                              | <b>22,283</b><br>2021 EST.<br>HOUSEHOLDS                                              | <b>\$86,784</b><br>2021 EST.<br>MEDIAN HH<br>INCOME                                   |
| 5 MILE | <b>153,841</b><br>2021 EST.<br>POPULATION                                             | <b>44,141</b><br>2021 EST.<br>HOUSEHOLDS                                              | <b>\$94,313</b><br>2021 EST.<br>MEDIAN HH<br>INCOME                                   |

### CONTACT:

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#### JOHN PETERSEN

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# 831 EAST STATE ROAD



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2015 W. Grove Pkwy, Suite J | Pleasant Grove, UT 84062 | Office 385.233.9140 | [www.mtnwest.com](http://www.mtnwest.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# 831 EAST STATE ROAD

SECOND FLOOR: 8,531 RSF (DEMISABLE)



FIRST FLOOR: 974 SF - 8,208 SF



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