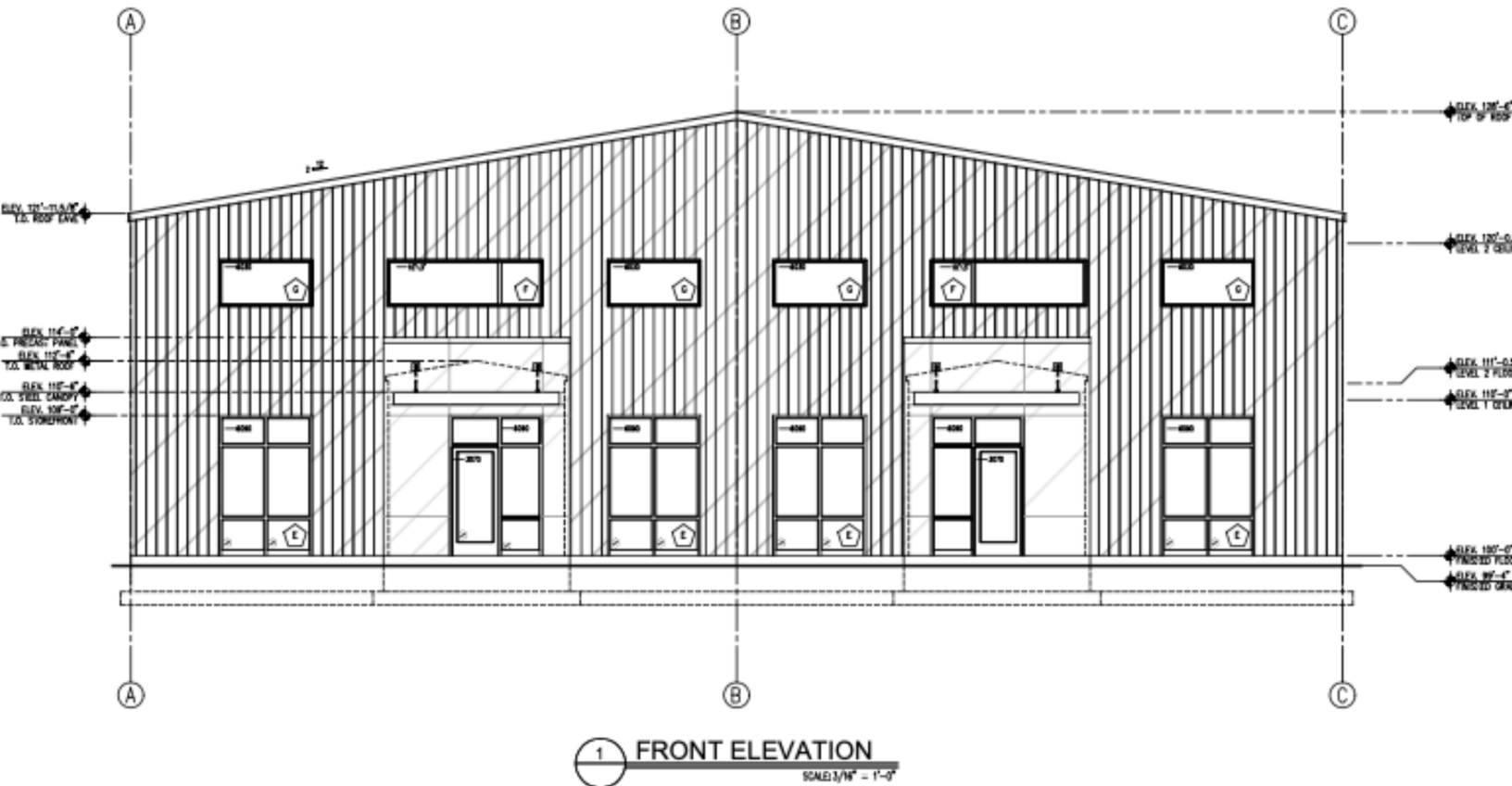


FOR LEASE

AVAILABLE APRIL/MAY 2021

\$2,750 NNN 2,748 S.F. (NORTH SUITE)



Located at 448 N 1750 W, Springville, Utah 84663

CORE **UTAH**
REAL ESTATE

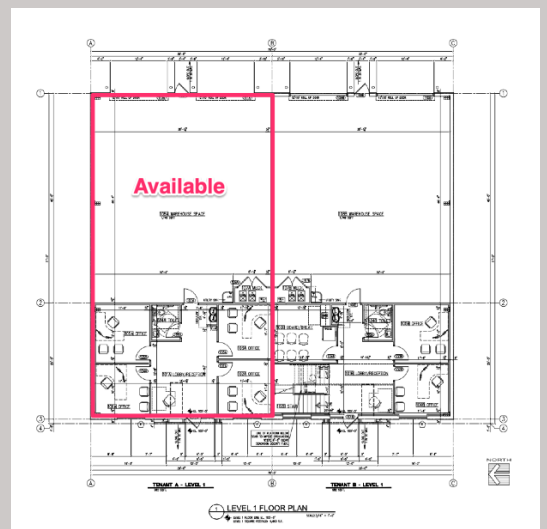
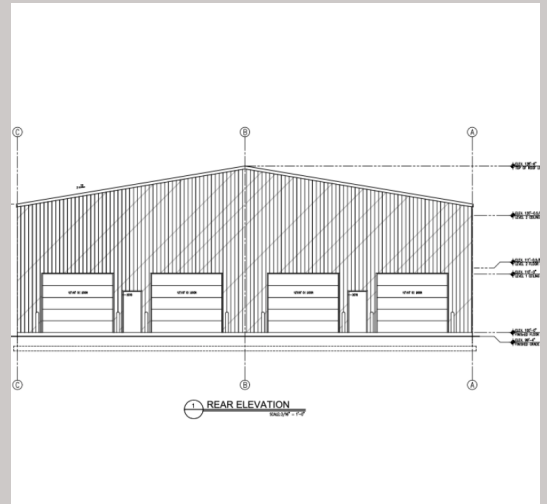
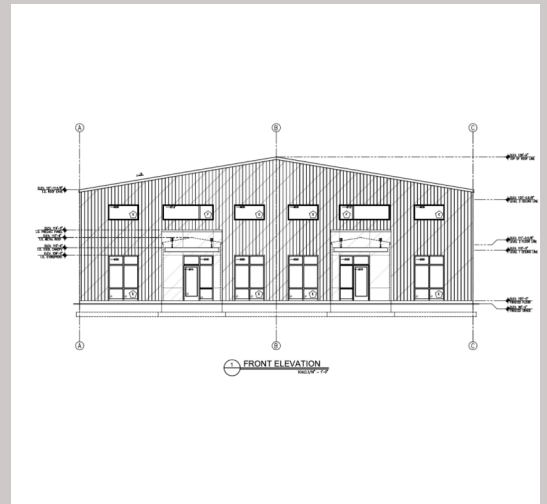
www.coreutah.com

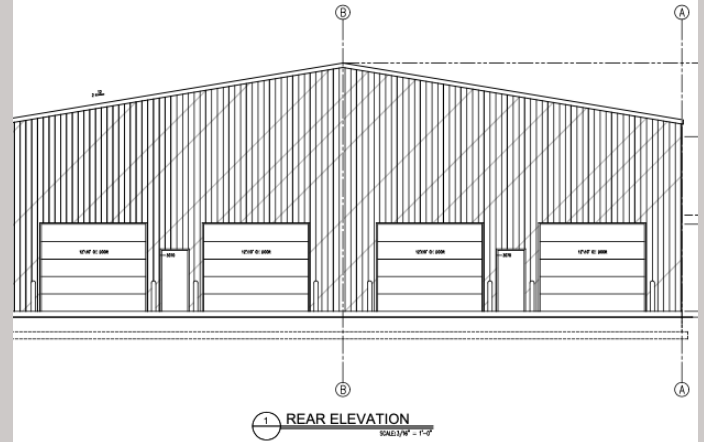
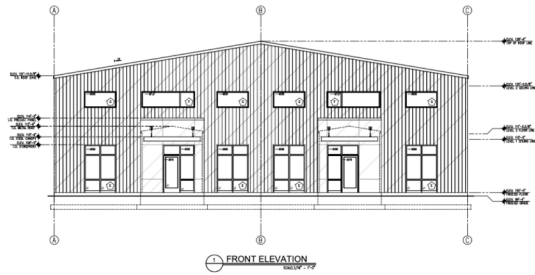
PROPERTY HIGHLIGHTS

- Great Access to Freeway
- Under Construction
- Office SF: 1000
- Total Building Parking: 14
- Ground Level Doors : 2

SPACE LAYOUT

- Total Building SF: 6,204
- Available SF: 2,748
- Office SF: 1000 (4 offices)
- Warehouse SF: 1,748
- Ground Level Doors : 2

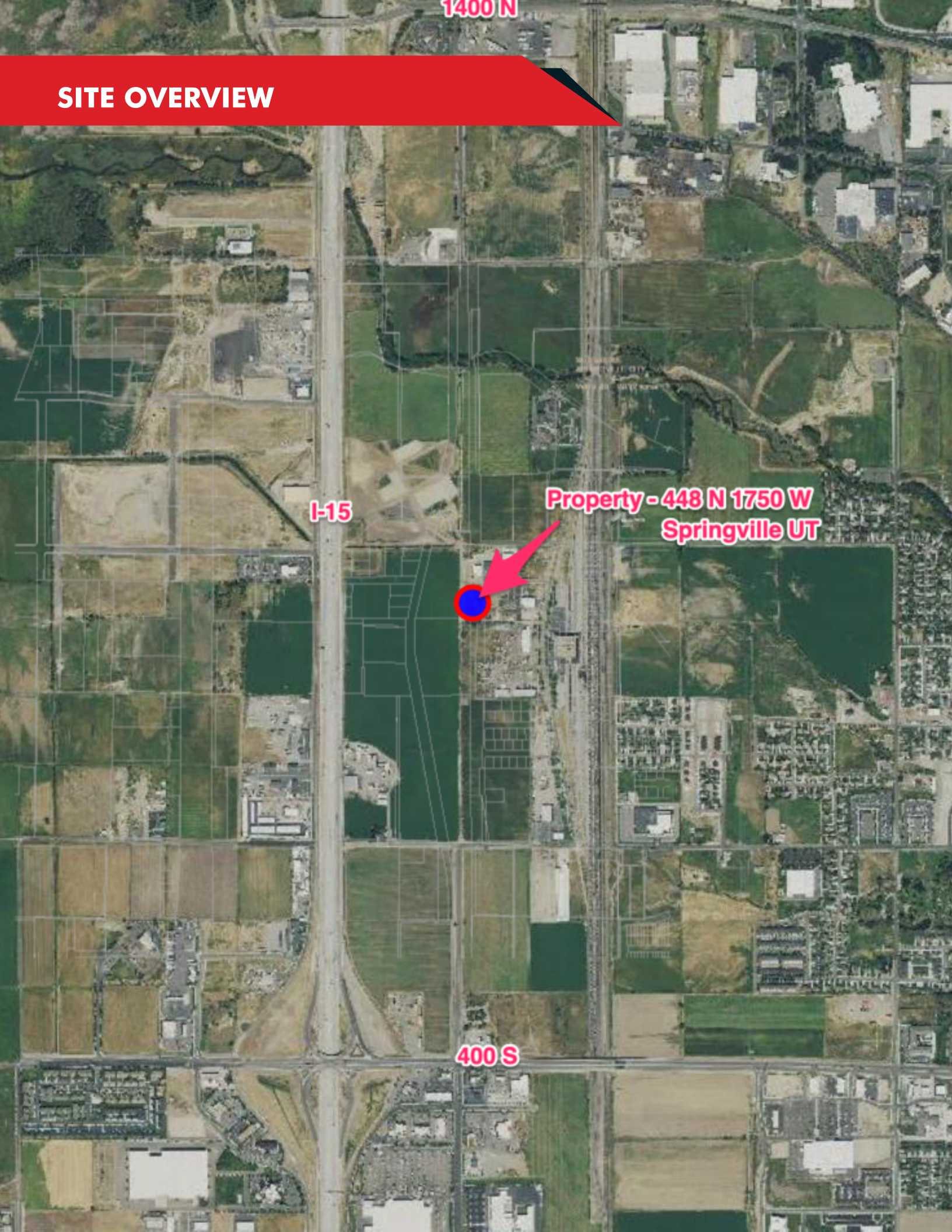




FLOOR PLAN



SITE OVERVIEW

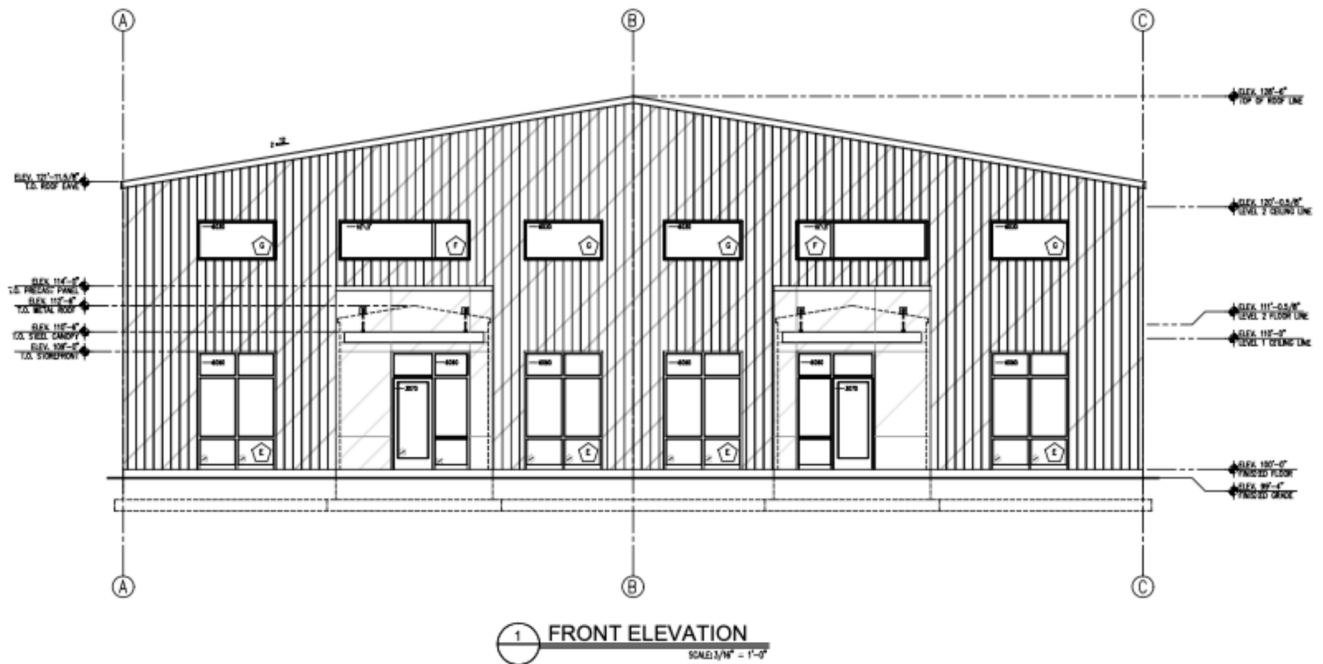


I-15

Property - 448 N 1750 W
Springville UT

400 S

1400 N



DEMOGRAPHIC INFORMATION

	1 Mile	5 Mile
Total Population	2,100	119,196
Total Households	587	34,906
Average Age	28.20	29.00
Median HH Income	\$79,578	\$58,287
Avg Household Size	3.30	3.40
Population Growth '20-'25	14.24%	10.20%
Household Growth '20-'25	14.48%	10.29%

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448 N 1750 W
Springville, UT 84663

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