



FOR LEASE

American Fork Pad

1035 West Harts Drive

American Fork, Utah 84003

Property Highlights

- Highly visible retail pad fronting busy Pioneer Crossing
- Close proximity to one of Utah County's major I-15 interchanges
- Immediately adjacent to high producing Harts Gas and Food
- Pioneer Crossing Traffic Count: 30,000 ADT
- Great restaurant, automotive, or retail location
- The Phillips 66 gas station next door is ranked in the top third most visited among their Utah locations

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	11,312	74,981	181,513
2030 Projected	12,478	81,123	197,956
Households			
2025 Estimated	3,562	22,459	53,036
2030 Projected	4,057	25,071	59,559
Income			
2025 Median HHI	\$116,839	\$115,441	\$125,331
2025 Average HHI	\$139,828	\$140,910	\$153,548
2025 Per Capita	\$45,191	\$42,229	\$44,739

Information provided by ESRI Business Analyst

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