FOR LEASE



836 S. Spanish Fork Pkwy

Spanish Fork, Utah 84660

Available:

1,500 - 3,000 SF

Drive Thru Available

Lease Rate: $38.00 PSF

- Drive Thru Available
- Great Visibility from Spanish Fork Parkway (Hwy 6)
- High Traffic Count 23,000 AADT
- Ample cross-easement parking
- Next to highest sales volume Walmart gas station in U.S.

Colliers

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836 S. Spanish Fork Pkwy.









DEMOGRAPHICS

Key Points 3 Miles

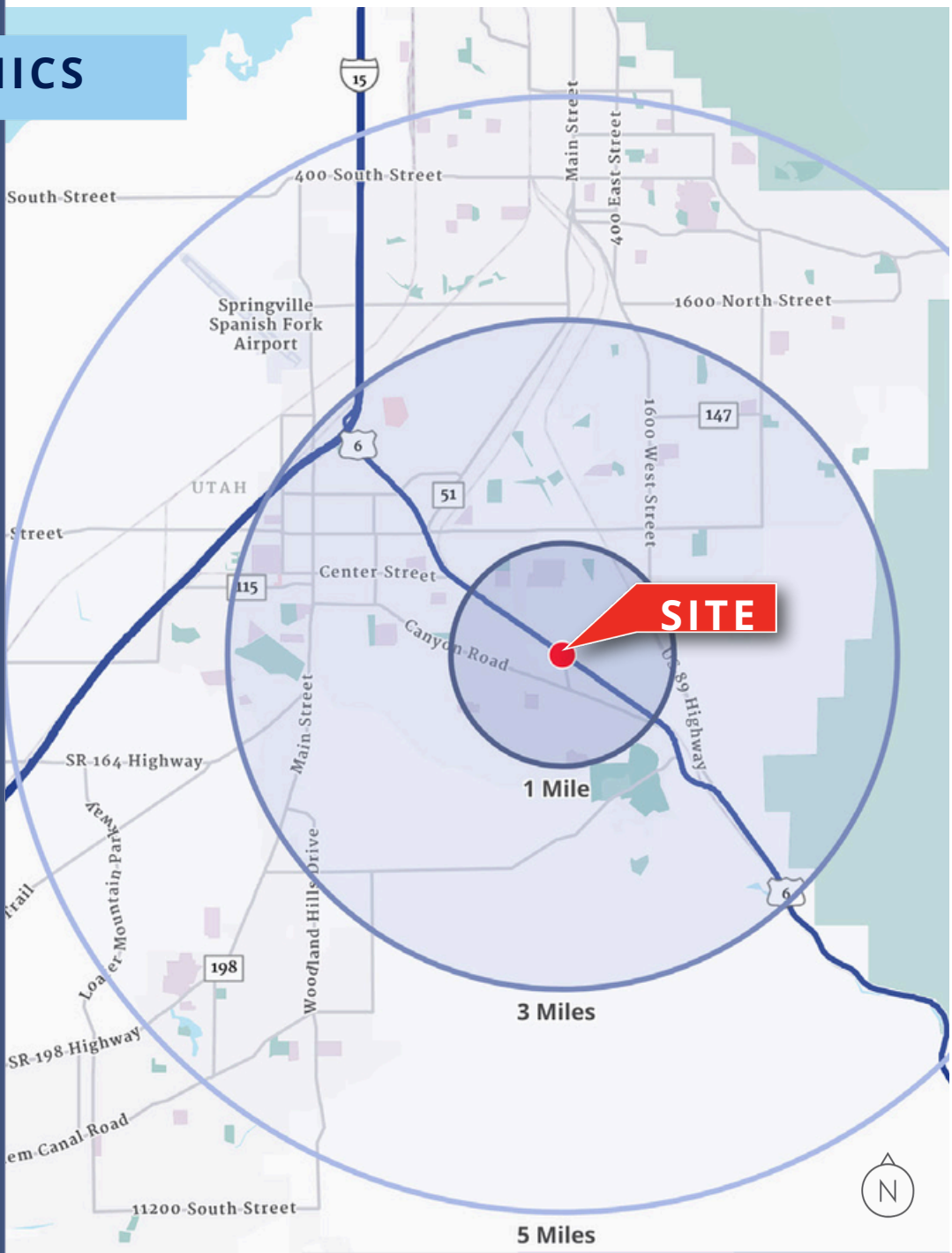
57k
(2025)

11.6%
2025-2030

29.6

3.63
Average Household Size

$139k+
Income



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	14,710	56,876	101,592
2030 Projected	16,066	63,490	111,418
Households			
2025 Estimated	3,776	15,617	28,777
2030 Projected	4,211	17,839	32,245
Income			
2025 Median HHI	$121,248	$111,735	$107,946
2025 Average HHI	$138,492	$139,760	$135,144
2025 Per Capita	$34,890	$38,518	$38,355

Demographics provided byESRIBusinessAnalyst



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