


# THE GALLERY

655 S 1200 W
SPRINGVILLE,UT

## RETAIL FOR LEASE

**$20.00/SF NNN**
STREET-LEVEL COMMERCIAL SUITES

Ground-floor retail & office configuration

Mixed-use development with residential components

Located near 700 S &1200 W

*WITHIN MINUTES*

Smith's Marketplace
EOS FITNESS BETTER GYM. BETTER PRICE.
ZIONS BANK
Walmart
McDonald's
Cafe Rio MEXICAN GRILL
MICROTEL BY WYNDHAM

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# **PROPERTY** SITE PLAN

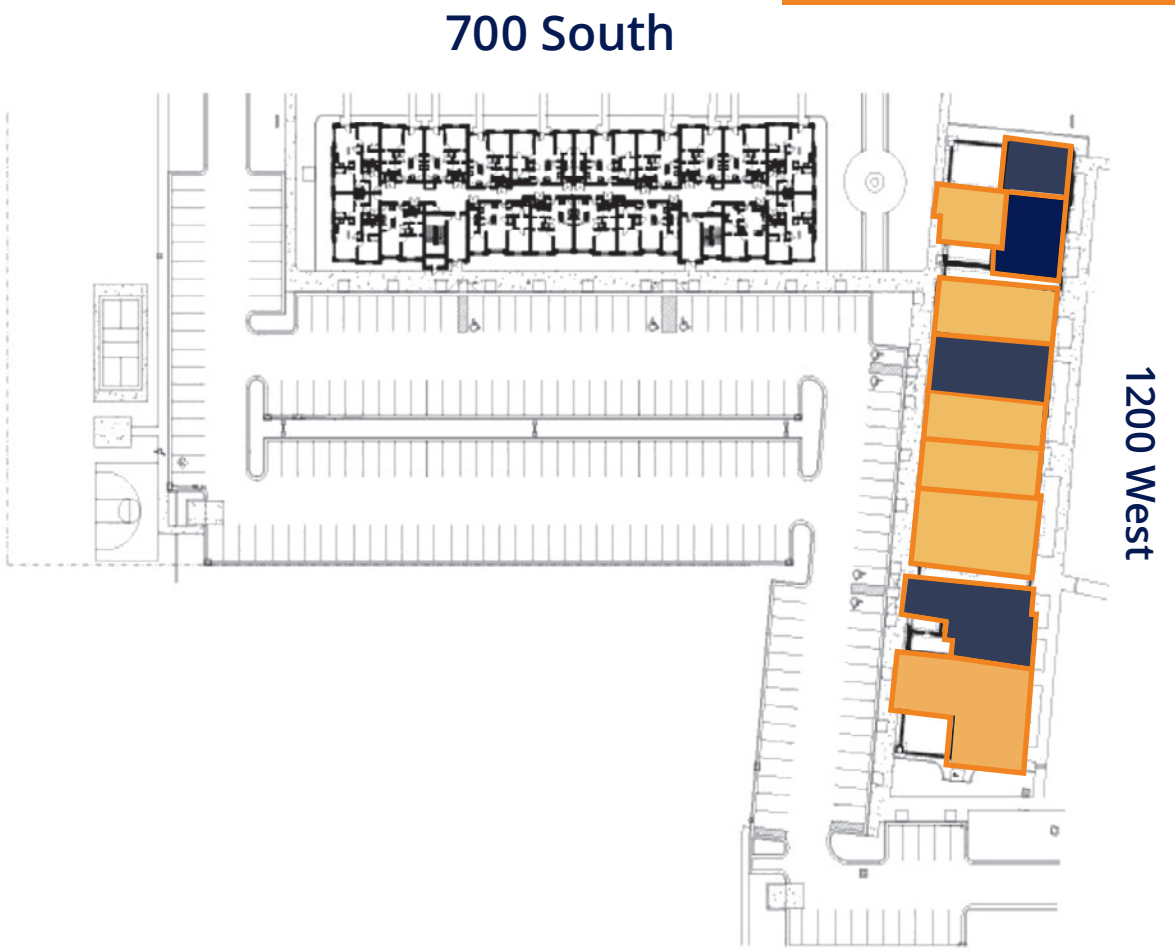
## LOCATION

The Gallery is a modern mixed-use development located at 655 S 1200 W in Springville, Utah, near the intersection of 700 South and 1200 West. The property features street-level retail and office space, complemented by residential apartments on the second and third floors.

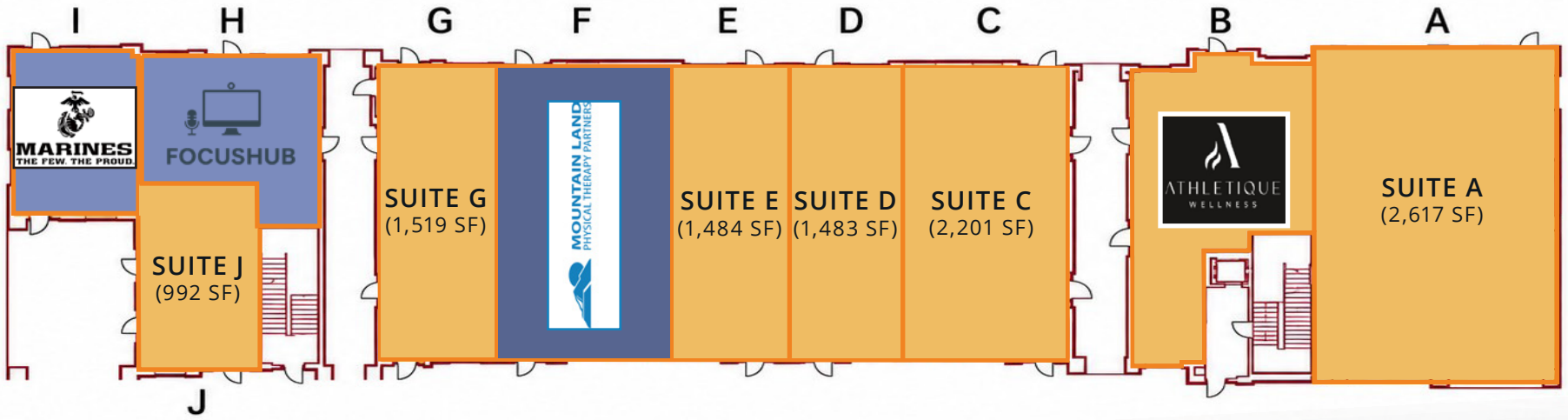
Situated within Springville's growing residential market and near a Smith's grocery-anchored shopping center, The Gallery offers a convenient setting for businesses seeking proximity to an expanding customer base. The development seamlessly integrates commercial and residential uses, creating a vibrant, accessible environment for tenants, residents, and visitors alike.

- New Construction
- Main Floor Commercial Space
- Strong Co-Tenancy
- Second & Third Floor Apartments
- Available Immediately

**BUILDING A**



# AVAILABLE SUITES




## BUILDING A

**SUITE J** | 992 SF

**SUITE G** | 1,519 SF

**SUITE E** | 1,484 SF

**SUITE D** | 1,483 SF

**SUITE C** | 2,201 SF

**SUITE A** | 2,617 SF

# PROPERTY DEMOGRAPHICS

## POPULATION

| | | | |
|---|---|---|---|
| 2026 Population | 10,131 | 50,341 | 119,065 |
| 2031 Projected | 11,093 | 53,368 | 119,065 |

## HOUSEHOLDS

| | | | |
|---|---|---|---|
| 2026 Households | 2,927 | 15,026 | 34,703 |
| 2031 Projected | 3,271 | 16,325 | 38,655 |

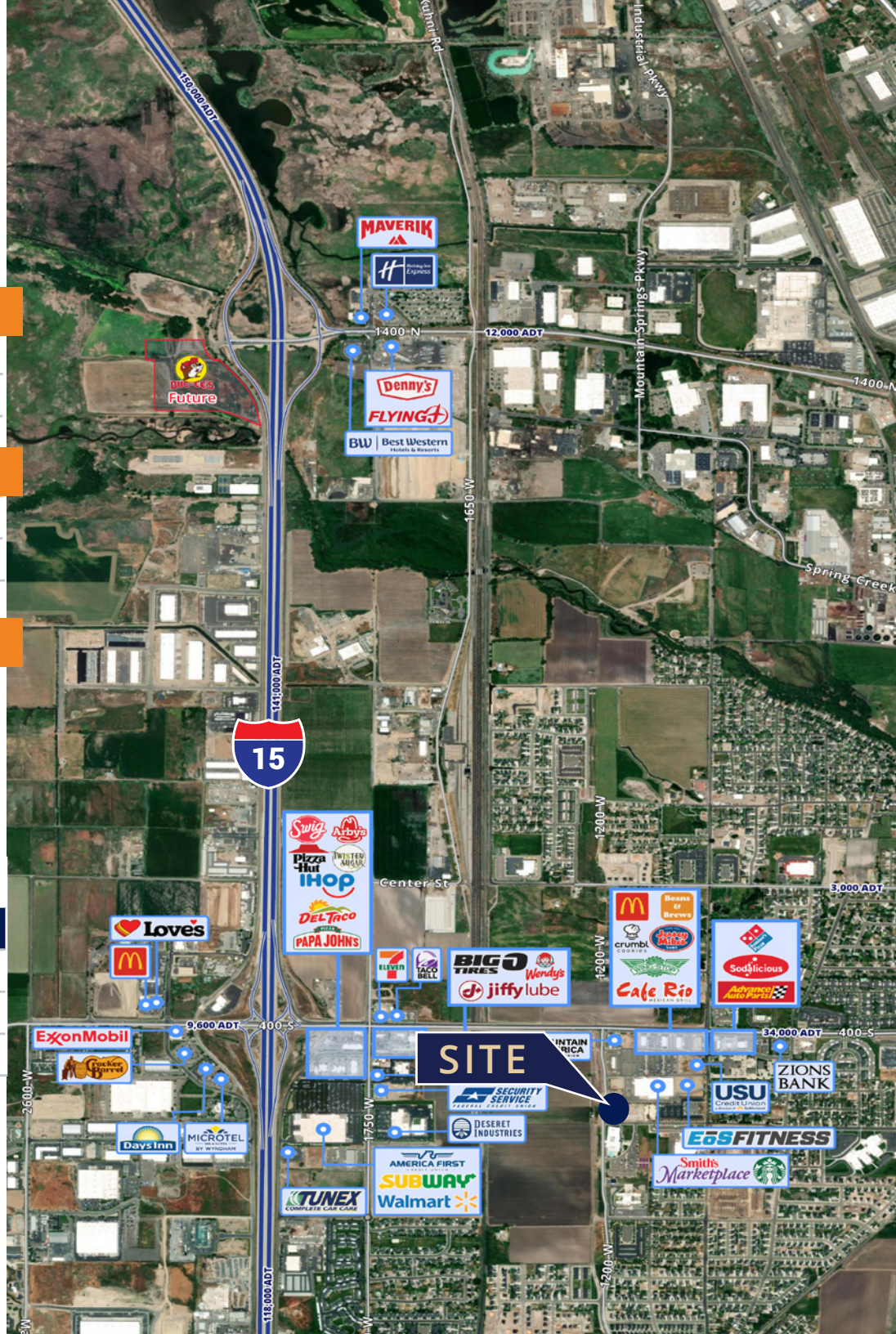
## INCOME

| | | | |
|---|---|---|---|
| 2026 Median HHI | $93,464 | $97,494 | $101,383 |
| 2026 Average HHI | $123,901 | $141,656 | $150,706 |
| Per Capita Income | $31,076 | $37,301 | $38,849 |

*Information provided by ESRI Business Analyst*

# ROUTES FROM I-15

| I-15 EXIT | INTERCHANGE | APPROX DISTANCE |
|---|---|---|
| EXIT 260 | 400 SOUTH / SR-77 | 1.5-2 MILES |
| EXIT 261 | 1400 NORTH / SR-75 | 3.5-4.5 MILES |
| EXIT 257A-B | SPANISH FORK MAIN STREET ST / US-6 | 4.5-6 MILES |



# **PROPERTY** PHOTOS













FOR **LEASE**

# THE GALLERY SUITES

655 S 1200 W | SPRINGVILLE, UT


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