



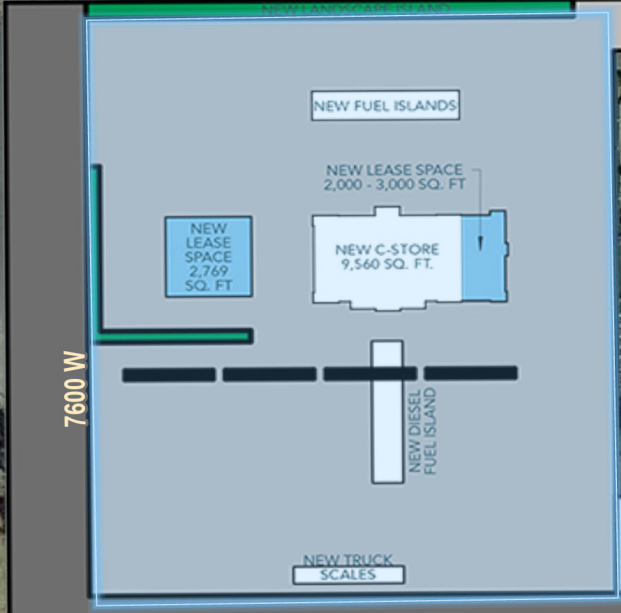
MOUNTAIN WEST
COMMERCIAL REAL ESTATE



7,235 ADT MAIN ST

1,743 ADT 2300 W

7600 W



LOT #1
0.91 ACRES

LOT #6
1.20 ACRES

NEW FUEL TANK
STORAGE

TRUCK STOP RESTAURANT

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2267 WEST MAIN STREET • TREMONTON • UTAH • 84337

FOR LEASE

PROPERTY SPECS

- New Restaurant Space Adjoined to a Brand-New Truck Stop
- Restaurant Space Can Be Anywhere from 2,000-3,000 SF
- \$30 per SF
- Drive-Thru Opportunity
- Available Q3 2023
- Conveniently Located right between Interstate-15 & Interstate-84
- Located Just Off the Interstate-84 Exit
- Over 12,500 Annual Average Daily Traffic on Interstate-84

1 MILE	1,526 2022 EST. POPULATION	469 2022 EST. HOUSEHOLDS	\$84,768 2022 EST. AVERAGE HH INCOME
3 MILE	13,505 2022 EST. POPULATION	4,270 2022 EST. HOUSEHOLDS	\$70,718 2022 EST. AVERAGE HH INCOME
5 MILE	16,710 2022 EST. POPULATION	5,304 2022 EST. HOUSEHOLDS	\$72,121 2022 EST. AVERAGE HH INCOME

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FULL SERVICE COMMERCIAL REAL ESTATE

TRUCK STOP RESTAURANT



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