

**For Sale/
For Lease**

**504 N Station Parkway
Farmington, UT 84025**



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Jones Lang LaSalle Brokerage, Inc.

**QSR Drive-Thru
3,392 SF**

504 N Station Parkway

Farmington, Utah

- Turnkey Opportunity: Includes all equipment and furnishings
- Rare Drive-Thru Availability: Perfect for restaurant operations
- Prime Trade Area: Located in a strong demographic region
- Exceptional Visibility: Features pylon signage adjacent to I-15
- Proximity to Station Park: Adjacent to the region's premier shopping destination with approximately 90 retail options



Demographics

POPULATION

2 miles: 27,885

5 miles: 80,242

POP. GROWTH '24-'29

2 miles: 5.77% ↑

5 miles: 5.65% ↑

HOUSEHOLDS

2 miles: 8,000

5 miles: 23,185

HH GROWTH '24-'29

2 miles: 5.98% ↑

5 miles: 5.74% ↑

MEDIAN HOUSEHOLD INCOME

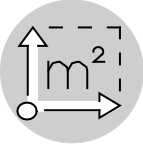
2 miles: \$120,977

5 miles: \$117,802



504 N Station Parkway

Farmington, Utah



Size: 3,392 SF



Lot Size: 0.69 Acres



Parking Ratio: 8.84/1,000



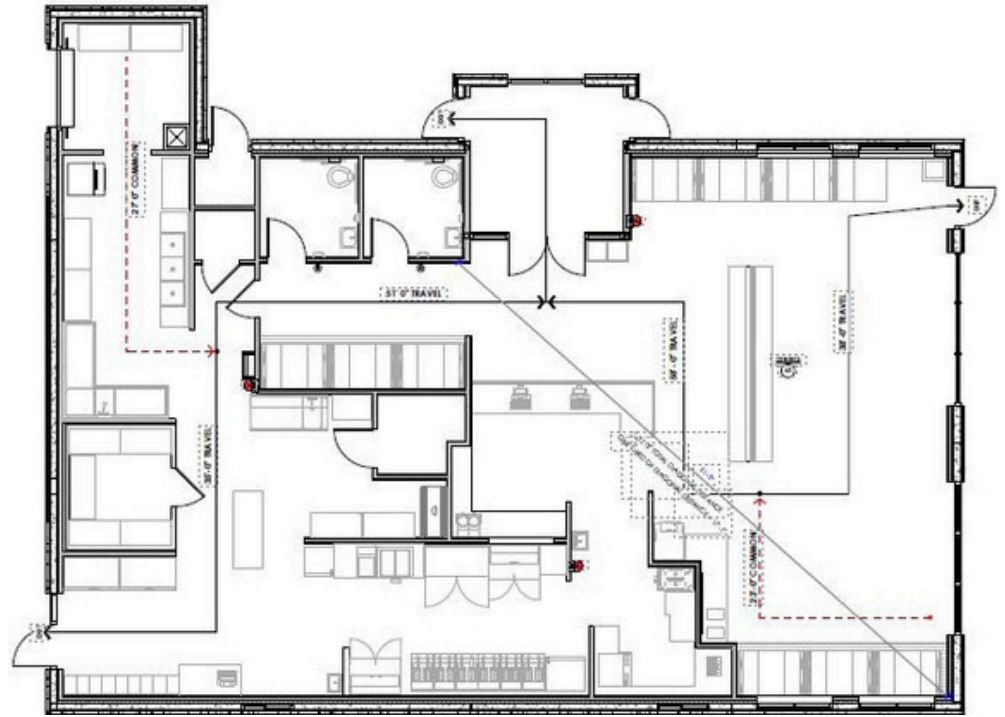
Availability: Immediate



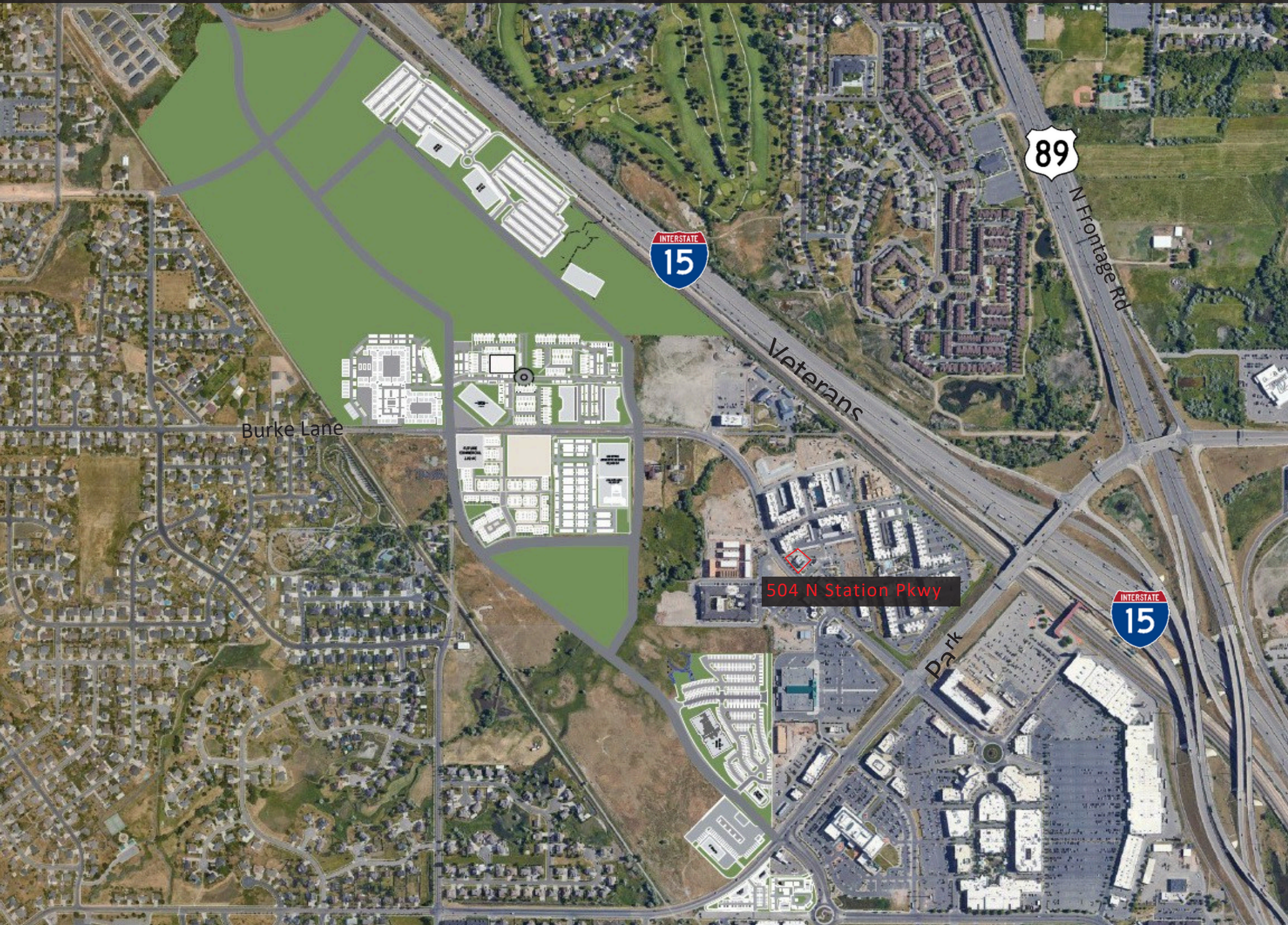
Building Type: QSR
Drive-Thru Restaurant



Price: Contact Agent



Overall Development Site Plan



Burke Lane

INTERSTATE
15

89

N Frontage Rd

Veterans

504 N Station Pkwy

INTERSTATE
15

Park



For more information, please contact:

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