



# 705 S 500 E

American Fork, UT 84003

Prime Restaurant space for Sale and Lease



Investment Realty  
ADVISORS

**ELLIOT ABEL**

Associate Broker

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For Sale | For Lease

## PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Positioned at one of the most highly visible and trafficked freeway exits in Utah County, 705 S 500 E offers a rare opportunity to acquire or lease a freestanding restaurant building with a fully built-out, restaurant-ready kitchen just off I-15 (Exit 180) in American Fork.

The property sits adjacent to Veterans Memorial Highway and the I-15 interchange, benefiting from exceptional exposure and visibility to both freeway and arterial traffic. Daily traffic counts in the immediate area exceed 198,000 vehicles per day on I-15 and approximately 21,000 vehicles per day along S 500 E, creating strong branding, signage, and drive-by awareness that is extremely difficult to replicate.

The building totals approximately 4,490 SF on a 0.60-acre parcel with ample on-site parking, making it well-suited for a wide range of restaurant concepts including full-service, quick-service, fast casual, or specialty dining.

The existing layout and infrastructure significantly reduce time-to-open for an owner-user or investor repositioning the asset.

## OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Price:	Contact Agent
Building Size:	4,490 SF
Lot Size:	0.6 Acres
Year Built	1999
Lessee Type	NNN
Unit Mix:	Single Tenant
Space Use:	Restaurant
AADT:	21,000

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	285	990	3,656
Total Population	762	2,694	9,723
Average HH Income	\$96,726	\$97,754	\$100,535

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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

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## SITE & CONTEXT



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# LOCATION MAP



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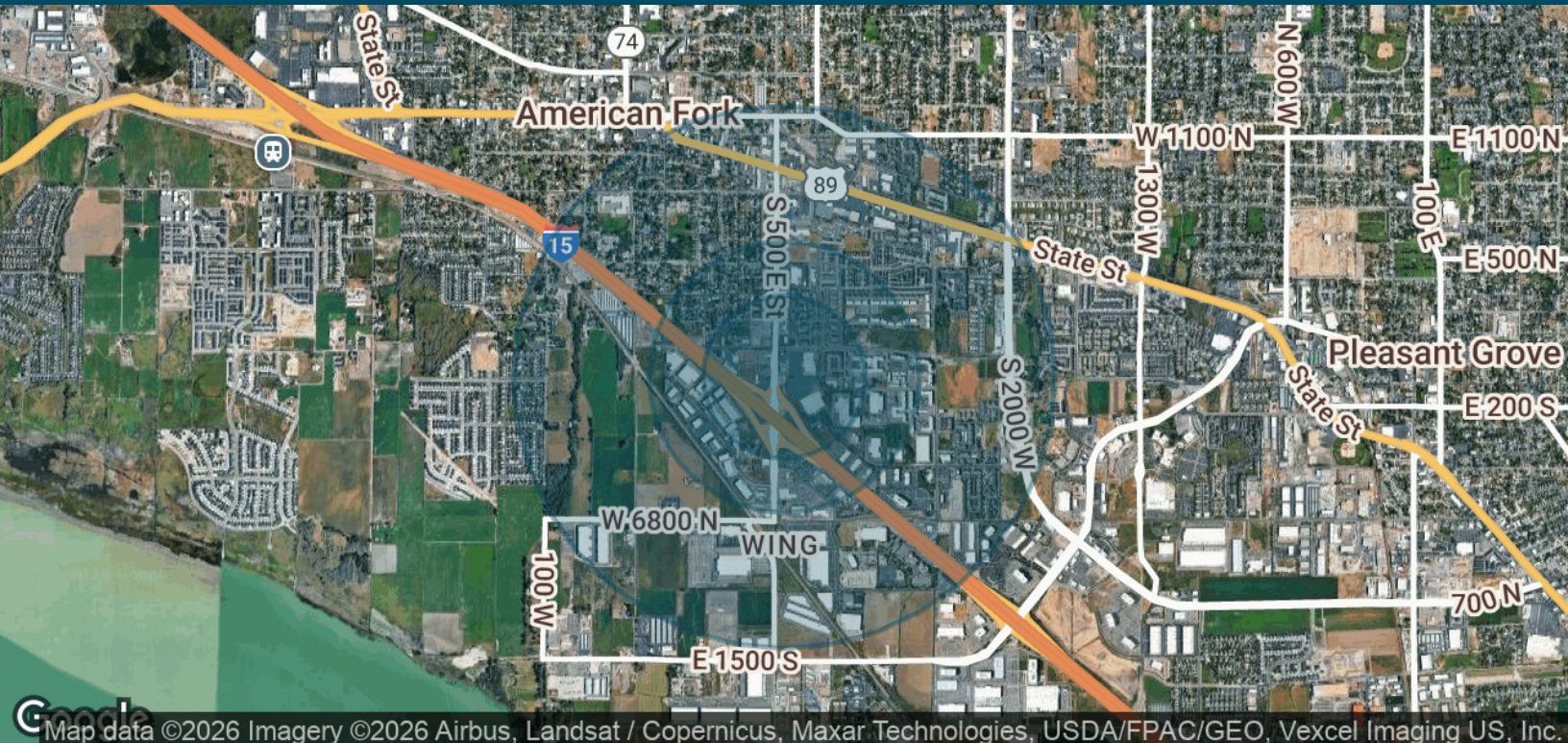
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# DEMOGRAPHICS MAP & REPORT



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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	762	2,694	9,723
Average Age	31	31	32
Average Age (Male)	30	30	31
Average Age (Female)	31	32	33

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	990	3,656
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$96,726	\$97,754	\$100,535
Average House Value	\$523,608	\$519,665	\$498,210

Demographics data derived from AlphaMap

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