

115 N MAIN STREET

MANTI, UTAH 84642

Established Restaurant Property
Along Manti's Primary Commercial Corridor

APEX

kw SOUTH VALLEY
KELLERWILLIAMS



CHARLEE'S COMFORT KITCHEN

FOR SALE: CONTACT BROKER FOR PRICING



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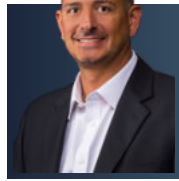
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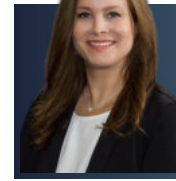
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Executive **Summary**

Established Restaurant Property
Along Manti's Primary Commercial Corridor



115 N Main Street

115 N Main Street

MANTI, UTAH 84642

115 N Main Street is a 3,000 SF freestanding restaurant property offering an established food-service layout, including a dining area with booth and counter seating, a service/display counter, and a commercial kitchen. The single-story building was constructed in 1987 and is currently occupied by Charlee's Comfort Kitchen. The existing restaurant configuration provides a strong foundation for continued food-service operations or the introduction of a new restaurant concept.

Located along Main Street in Manti, Utah, the property sits within the city's primary commercial corridor with convenient connectivity to Highway 89. Nearby traffic counts reach approximately 8,700 vehicles per day, providing visibility and accessibility for customers throughout Manti and the surrounding Sanpete County market. The immediate one-mile trade area includes approximately 3,962 residents and is projected to see continued population and household growth through 2030.



±0.83 ACRES
LAND AREA



3,000 SF
BUILDING SIZE



RESTAURANT
PROPERTY TYPE



1987
YEAR BUILT



±8,700 VPD
TRAFFIC



US-89
HIGHWAY ACCESS

115 N Main Street

MANTI, UTAH 84642

INVESTMENT HIGHLIGHTS

Turn-Key Restaurant Configuration

Existing dining areas, booth and counter seating, service/display space, and a commercial kitchen support continued food-service use with substantial infrastructure already in place.

Established Restaurant Configuration

Existing restaurant layout with dining, booth and counter seating, service/display counter, and commercial kitchen.

Main Street Visibility

Prominent positioning along Manti's principal commercial corridor provides convenient customer access and exposure to local and regional traffic.

Growing Trade Area

The one-mile population is projected to increase approximately 6.69% between 2025 and 2030, while households are projected to grow approximately 7.31% over the same period.

LOCATION HIGHLIGHTS

Primary Manti Commercial Corridor

Located directly on Main Street, placing the property within the community's central retail, dining, service, and civic corridor.

U.S. Highway 89 Connectivity

Convenient access to U.S. Highway 89, the principal north-south route through the Sanpete Valley and a component of Utah's Heritage Highway corridor.

Strong Regional Traffic

Nearby Highway 89 counts reach approximately 8,703 VPD, with a separate US-89 collection point registering 8,763 VPD.

Snow College Market Access

Nearby Ephraim is home to Snow College. The college reported 5,488 enrolled students in its 2025 Facts at a Glance, with 47% associated with its Ephraim location.

Sanpete Valley Tourism

Manti is part of the Sanpete Valley tourism corridor, with heritage destinations, scenic drives, outdoor recreation, museums, cultural events, and the Manti Utah Temple contributing to visitor activity.

Recreation Access

Palisade State Park, approximately five miles south of Manti, supports golf, camping, fishing, paddling, hiking, and OHV-oriented visitation.



Property **Photos**

Established Restaurant Property
Along Manti's Primary Commercial Corridor



115 N Main Street





Investment Overview

Strategically positioned on Main Street in Manti, Utah, 115 N Main Street is a 3,000 SF freestanding restaurant property currently operating as Charlee's Comfort Kitchen. The existing single-story layout provides established dining, counter and booth seating, service/display space, and a commercial kitchen, creating a turn-key foundation for continued restaurant use or a new food-service concept.

The property combines a relatively accessible acquisition basis with exposure to Manti's principal commercial corridor, convenient Highway 89 connectivity, an expanding local household base, nearby Snow College activity, and regional tourism and recreation demand.





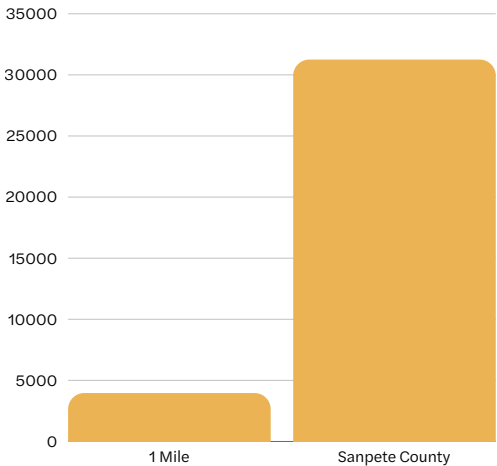
Demographics & Traffic Count

Established Restaurant Property
Along Manti's Primary Commercial Corridor



115 N Main Street

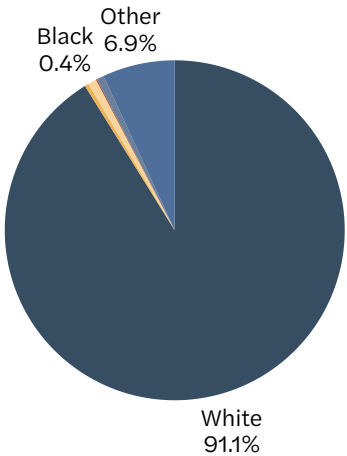
2025 Population



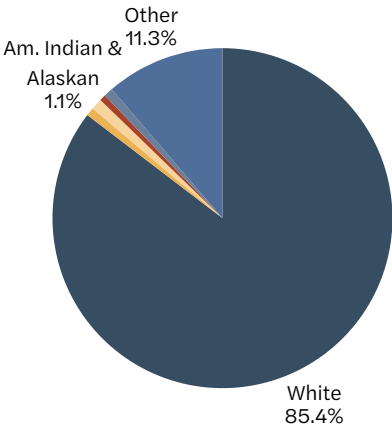
Geography	Population
1 Mile	3,963
Sanpete County	31,253

2025 Population by Ethnic Group

2025 Population - 1 Mile



Sanpete County



Demographic Report

Household Metric	1 Mile	Sanpete County
Growth 2020–2025	12.27%	10.47%
Growth 2025–2030	7.31%	7.00%
Owner Occupied	982 / 77.20%	7,057 / 76.10%
Renter Occupied	290 / 22.80%	2,216 / 23.90%



2025 Avg Household Income

1 Mile: \$63,437 | Sanpete County: \$70,135



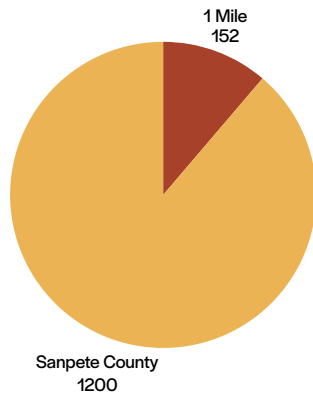
2025 Median Age

1 Mile: 34.80 | Sanpete County: 34.00

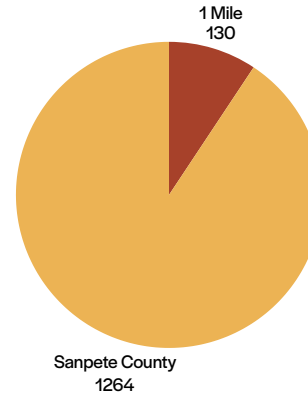
2025 Households by HH Income

1 Mile: 1,272 | Sanpete County: 9,273

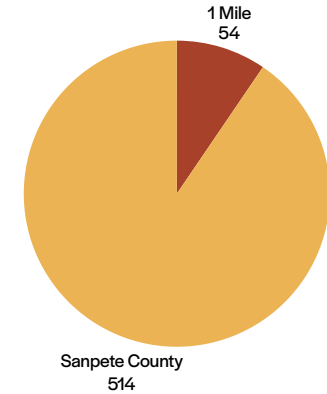
Less than \$25,000



\$75,000 - \$100,000



More than \$200,000



2025 Households by Household Income	1 Mile	%	Sanpete County	%
Income: <\$25K	152	11.95%	1,200	12.94%
Income: \$25K–\$50K	330	25.94%	1,813	19.55%
Income: \$50K–\$75K	302	23.74%	2,047	22.07%
Income: \$75K–\$100K	130	10.22%	1,264	13.63%
Income: \$100K–\$125K	114	8.96%	842	9.08%
Income: \$125K–\$150K	68	5.35%	799	8.62%
Income: \$150K–\$200K	122	9.59%	794	8.56%
Income: \$200K+	54	4.25%	514	5.54%



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	South Main Street	W Union St	0.01 N	2026	3,789	MPSI	0.17
2	Main Street	Main Street	0.04 NE	2026	4,318	MPSI	0.34
3	Main Street	Highway 89	0.00 NE	2026	7,198	MPSI	0.39
4	Highway 89	Highway 89	0.03 SW	2026	8,703	MPSI	0.50
5	Main Street	Main Street	0.01 N	2026	4,467	MPSI	0.79
6	Highway 89	Main Street	0.04 NE	2026	4,538	MPSI	0.87



Location Overview

Established Restaurant Property
Along Manti's Primary Commercial Corridor



Manti, Utah



Manti serves as the county seat of Sanpete County and combines local government, education, agriculture, commercial services, heritage tourism, and recreation within a centrally located Utah community. The 2020 Census recorded 3,429 residents in Manti, while CoStar estimates approximately 3,963 residents within one mile of the property in 2025.

The city benefits from its position along Highway 89 and from nearby regional institutions and visitor destinations. Snow College in neighboring Ephraim serves a six-county area and functions as an educational, athletic, cultural, and employment anchor for Central Utah. Manti's historic temple, heritage resources, annual and seasonal activities, and immediate access to the Manti-La Sal National Forest further contribute to the area's visitor economy.



Highway Access

APEX

kw SOUTH VALLEY
KELLER WILLIAMS



4,318
MPSI



MANTI CITY
LIBRARY

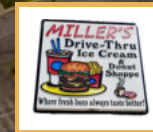


115 N MAIN STREET
SUBJECT PROPERTY

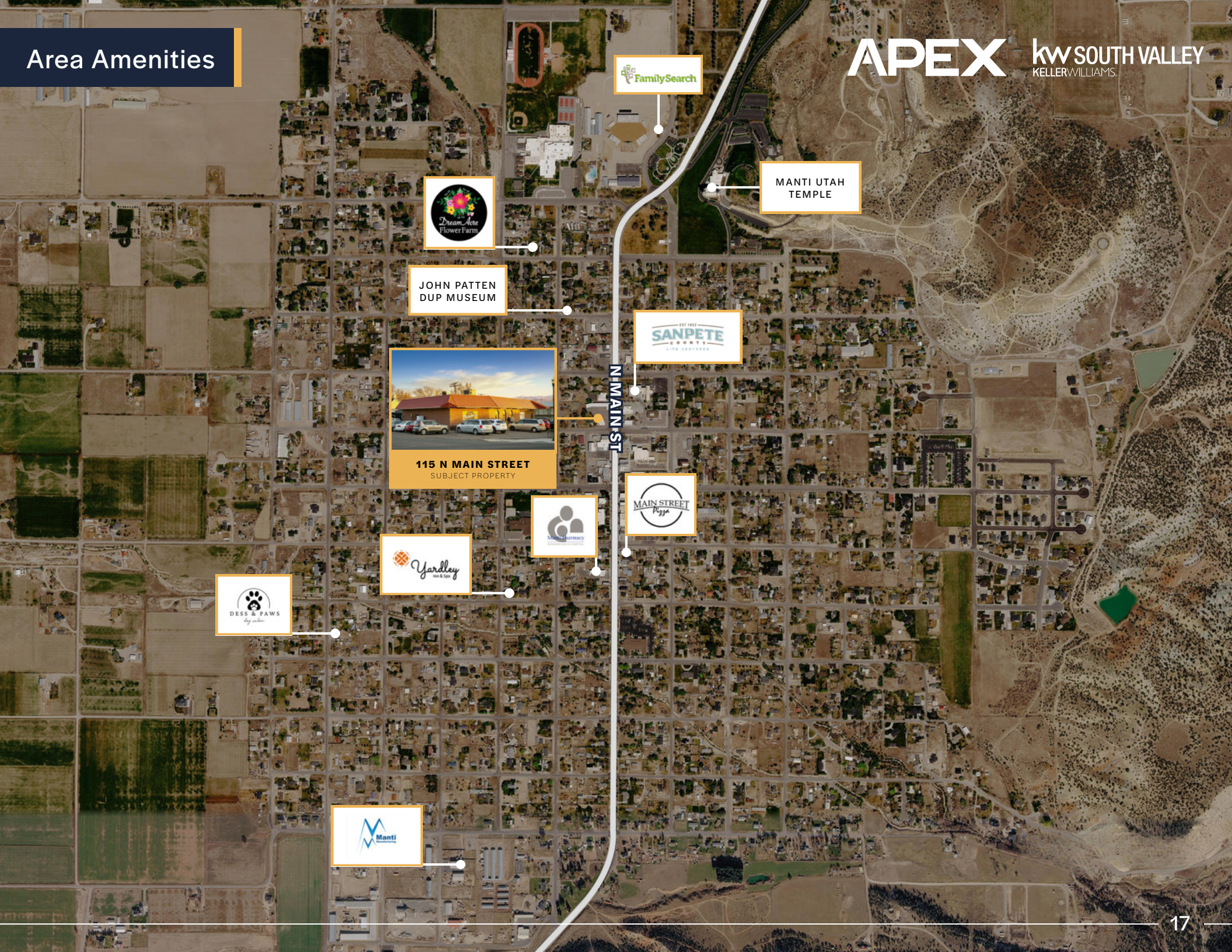
STERLING
TOWN HALL



N MAIN
ST



Area Amenities



FamilySearch

MANTI UTAH
TEMPLE



JOHN PATTEN
DUP MUSEUM



115 N MAIN STREET
SUBJECT PROPERTY



EST 1902
SANPETE
COUNTY
LIFE CENTER

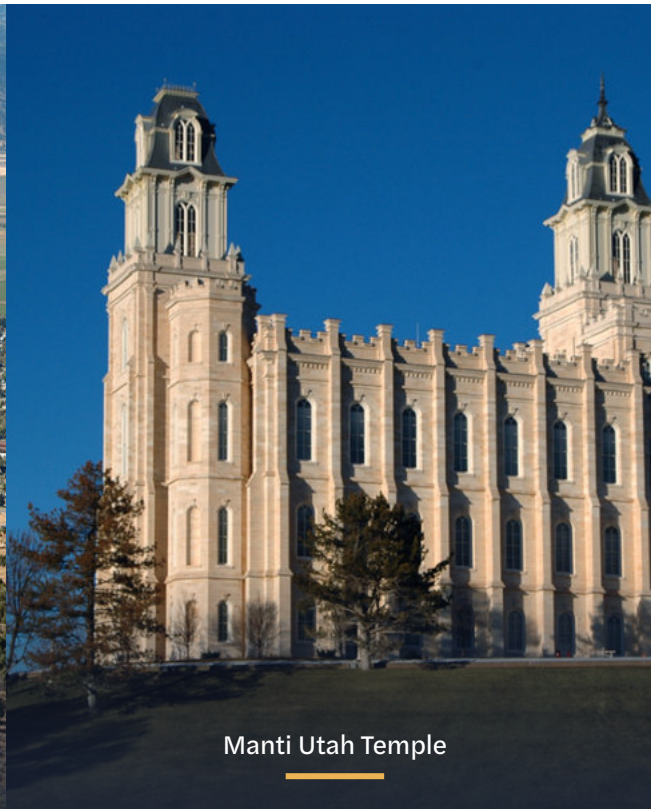


Manti is a historic Central Utah community and the governmental center of Sanpete County, positioned along the Sanpete Valley / Heritage Highway 89 corridor. The surrounding area combines established residential neighborhoods, locally serving businesses, government functions, agriculture, education, and tourism. Continued population expansion across Sanpete County supports a growing regional customer base for retail and restaurant uses. The Census Bureau estimates the county at approximately 31,453 residents in 2025, up approximately 10.6% from its 2020 estimates base.

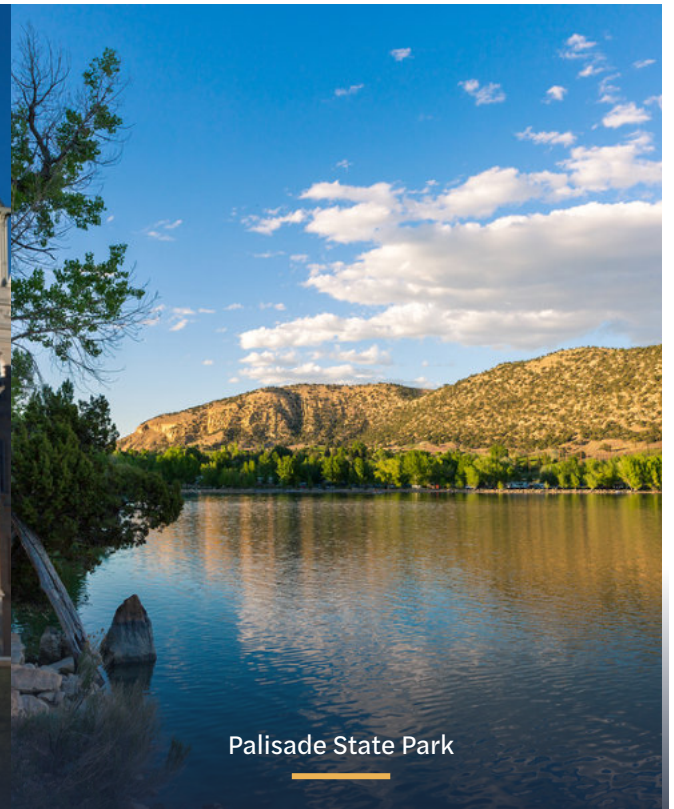
Regional demand is further supported by nearby Snow College in Ephraim, which reported 5,488 enrolled students in its 2025 institutional profile, as well as Manti's role within a tourism corridor featuring historic communities, cultural attractions, outdoor recreation, and scenic travel along Highway 89.



Sanpete Valley



Manti Utah Temple



Palisade State Park

Positioned directly along Manti's Main Street corridor with convenient access to U.S. Highway 89, Charlee's Comfort Kitchen is well located to serve both local customers and travelers moving through the Sanpete Valley. Highway 89 functions as the region's primary north-south transportation corridor and links historic communities including Manti, Ephraim, and Spring City. Visit Utah specifically identifies Sanpete Valley as part of Utah's Heritage Highway 89 travel experience.

Manti also provides access to several regional visitor generators. Palisade State Park, approximately five miles south of Manti, offers camping, fishing, paddling, golf, hiking, and OHV access, while the nearby Manti-La Sal National Forest provides extensive fishing, camping, hiking, scenic driving, and mountain recreation. The Manti Utah Temple and Sanpete Valley's heritage attractions further broaden the area's tourism base.

Spring City

Historic community known for its preserved pioneer-era buildings and scenic mountain setting.

Manti-La Sal National Forest

Expansive mountain landscape offering hiking, camping, wildlife viewing, and seasonal recreation.

Palisade State Park

Situated to the south, this world-class destination is a mecca for mountain bikers seeking technical slickrock trails and panoramic 360-degree desert views.



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