

# FORMER CARL'S JR. BEAVER

FOR SALE



Former Carl's Jr Building on site

## PROPERTY DETAILS

1385 NORTH 400 WEST, BEAVER, UT 84713

- For Sale
- 1.0 Acres, 2,889 SF building
- Traffic Counts:
  - » Main Street - 4,857 ADT
  - » 1-15 - 23,081 ADT
- Located just east of Interstate 15 at Exit 112
- Contact Listing Agent(s) for additional information

## SURROUNDING TENANTS



## 2024 DEMOS

### EST. POPULATION



1 MILE » 801  
3 MILE » 3,598  
5 MILE » 4,312

### EST. HOUSEHOLDS



1 MILE » 282  
3 MILE » 1,212  
5 MILE » 1,409

### EST. AVERAGE HH INCOME



1 MILE » \$108,799  
3 MILE » \$100,562  
5 MILE » \$93,089



**MOUNTAIN WEST**  
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### ADAM LEWIS

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2,182 ADT

ADT

1425 N

4,804 ADT MAIN ST

1390 N

400 W

1,787 ADT



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