



NEWMARK

MOUNTAIN WEST

ADAM LEWIS
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FORMER CARL'S JR. BEAVER

1385 N. 400 W., Beaver, Utah 84713

FOR SALE OR LEASE

PROPERTY DETAILS

SALE PRICE: ~~\$1.5M~~ **\$1,395,000.00**
REDUCED GROUND LEASE RATE: \$9,500/MO

- 1.0 acres, 2,889 SF building
- Traffic counts:
 - » Main Street - 5,011 ADT
 - » I-15 - 24,161 ADT
- Located east off Interstate I-15 at Exit 112
- Quick and easy access from I-15 ramps
- Contact listing agent(s) for additional information

2025 DEMOS

EST. POPULATION
 1 MILE » **790**
 3 MILE » **3,708**
 5 MILE » **4,440**

EST. HOUSEHOLDS
 1 MILE » **271**
 3 MILE » **1,219**
 5 MILE » **1,419**

EST. AVERAGE HH INCOME
 1 MILE » **\$88,355**
 3 MILE » **\$94,718**
 5 MILE » **\$100,031**

SURROUNDING TENANTS



**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
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