

244 NORTH MAIN STREET

MW

FOR SALE



PROPERTY DETAILS

244 NORTH MAIN STREET, SPANISH FORK, UT 84000

- Sale price: \$1,450,000 (\$249.18/SF)
- 5,819 total SF
- Prime Main Street location with 15 private parking stalls
- 3,200 SF available for owner-user or lease-up
- 1,300 SF rear warehouse for shipping and receiving included in availability
- In place rent from storefront tenant, Preloved (\$4,300/month NNN, exp. Nov. 2026)
- 37,000 ADT
- 27' building height and crown signage permitted
- \$374,657,985 total annual consumer spending within two miles
- 9,123 daytime employment within two miles

2024 DEMOS

EST. POPULATION



1 MILE » 12,904
3 MILE » 50,834
5 MILE » 96,529

EST. HOUSEHOLDS



1 MILE » 4,158
3 MILE » 14,103
5 MILE » 27,472

EST. AVERAGE HH INCOME



1 MILE » \$94,760
3 MILE » \$120,727
5 MILE » \$125,115



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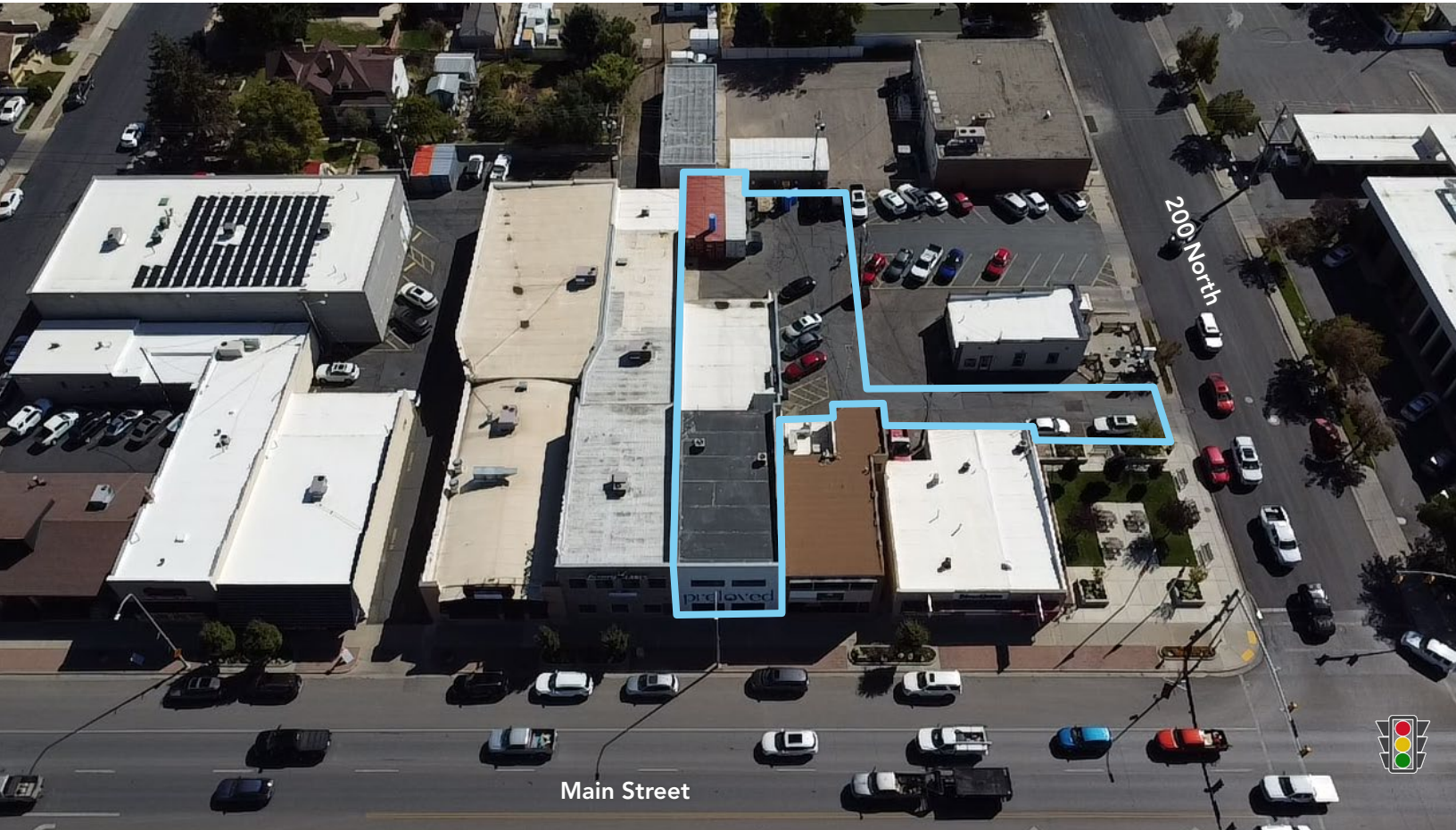
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Main Street

200 North



Main Street



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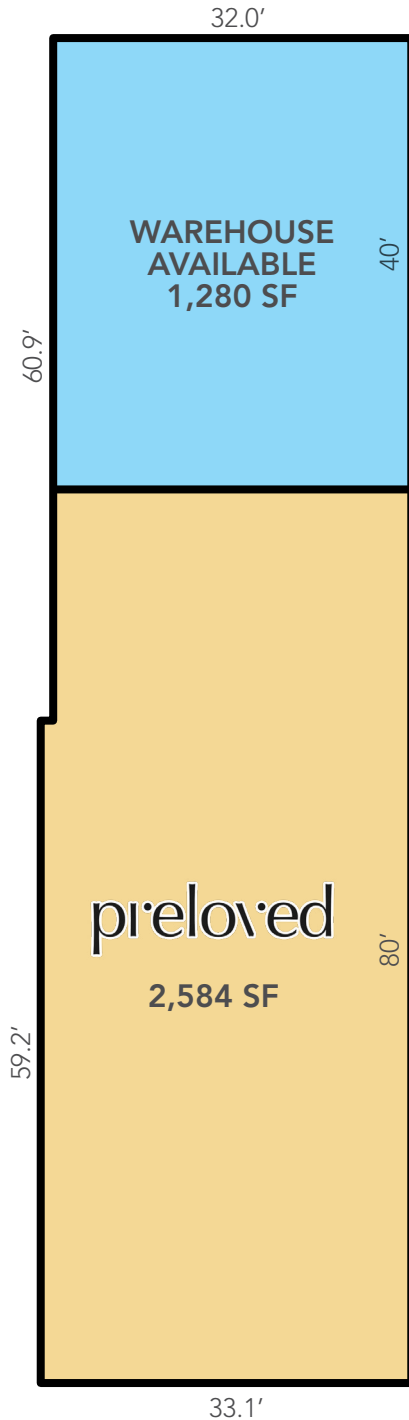
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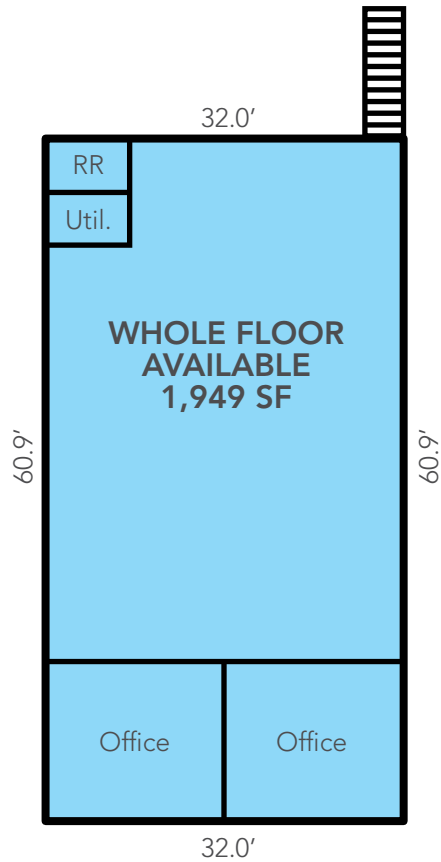


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



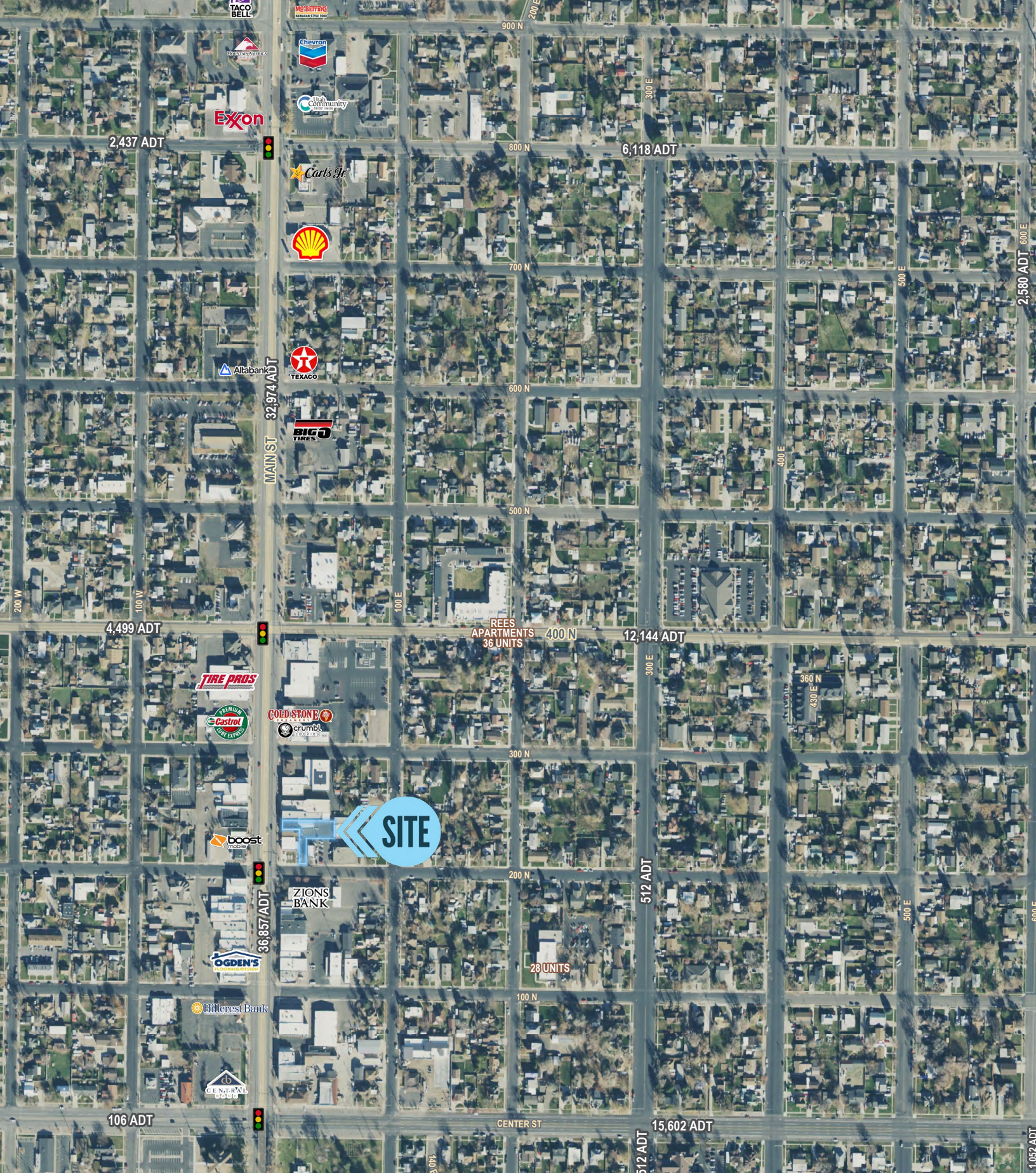
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