



# AMERICAN FORK STOREFRONT RETAIL

56 WEST MAIN STREET, AMERICAN FORK, UTAH 84003



## Property Information

- 8,000 SF End Cap Storefront Retail
- 4,000 SF Main Level | 4,000 SF Lower Level
- Owner User Opportunity
- Currently Used as a Bookstore with Books Available for Purchase
- Site Size: 0.10 Acres
- Main Street Frontage
- Nearby Access to I-15

## Demographics

	1 Mile	3 Mile	5 Mile
Population	12,772	78,157	167,414
Households	3,946	22,991	46,154
Avg. Household Income	\$95,838	\$117,926	\$128,739

## Traffic Counts

Main Street.: 26,940 Annual Average Daily Traffic  
 100 North: 15,694 Annual Average Daily Traffic

**PURCHASE PRICE: \$1,199,999.00 | SELLER FINANCING AVAILABLE**

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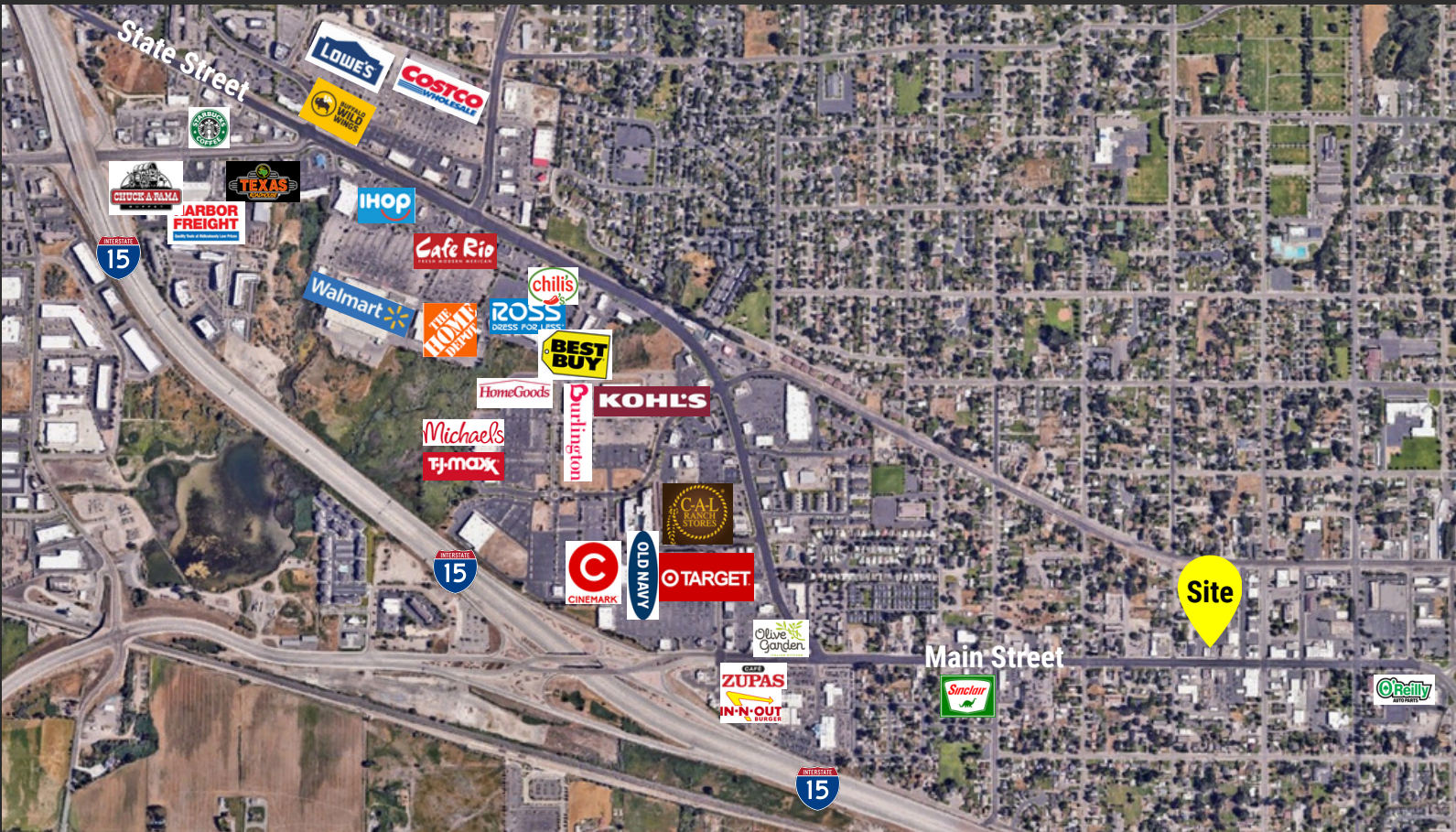
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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