



cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



796 E. STATE ROAD, AMERICAN FORK 84003



REDUCED!!
~~\$814,286.00~~
\$749,091.00



- Operates 3 Utah County Locations
- Five Year NNN Leased Investment
- Long Term Tenant
- 3% Annual Increases
- 5 Year Option
- NOI: \$61,800.00
- Cap Rate: 8.25%
- 2,046 SF Free Standing Restaurant with Drive Thru
- Site Size: 0.30 Acres

Traffic Counts

State Road: 27,885 Annual Average Daily Traffic
500 East: 18,875 Annual Average Daily Traffic

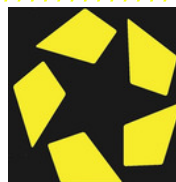
Demographics

	1 Mile	3 Mile	5 Mile
Population	11,967	66,619	136,312
Households	3,795	18,032	35,5442
Avg. Household Income	\$63,569	\$79,509	\$85,924

801.617.1700

SCOT BOLEY

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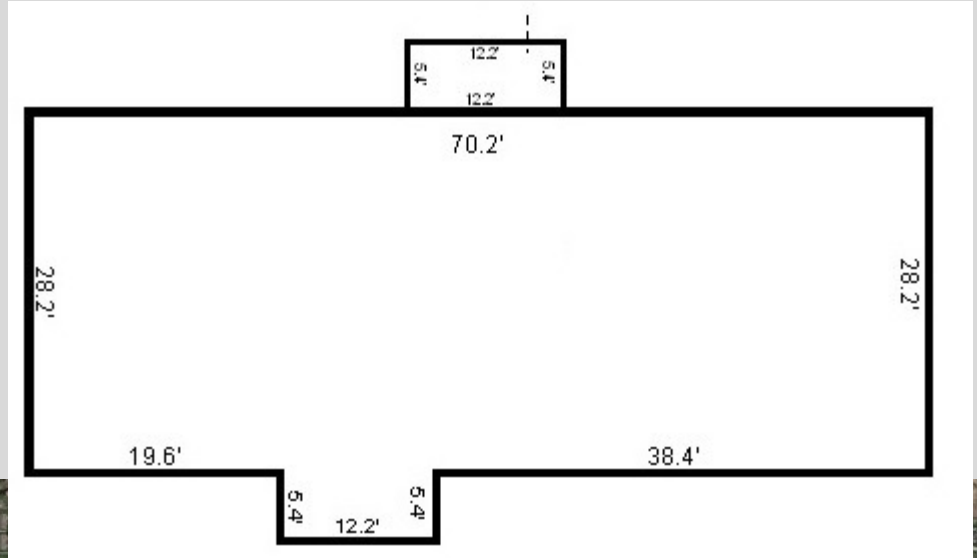


COSTAR
POWER BROKER AWARD
TOP FIRM IN SALES & LEASING
2010, 2011, 2012, 2013, 2014, 2015, 2016



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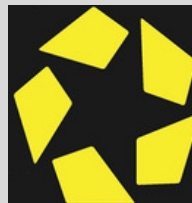
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CONTACT

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