

# FORMER KING'S

474 East Main Street  Delta, UT



## PROPERTY INFORMATION

- Building Size: 25,869 SF
  - Lot Size: 2.0 Acres
  - Sale Price: \$850,000
  - Lease Rate: Negotiable\*
  - Lease Type: Modified Gross
  - Zoning: Commercial Business (C-B)
  - Availability: Immediate
- \*Subject to tenant improvements, term, credit, etc.*



## FEATURES

- Nearby:



- Located at intersection of Main Street & Hwy 6

# FOR SALE OR LEASE

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801.838.9630

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

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474 East Main Street  Delta, UT

RetailerAerial

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2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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# FORMER KING'S

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ZoomAerial

MAIN STREET

HWY 6

SITE



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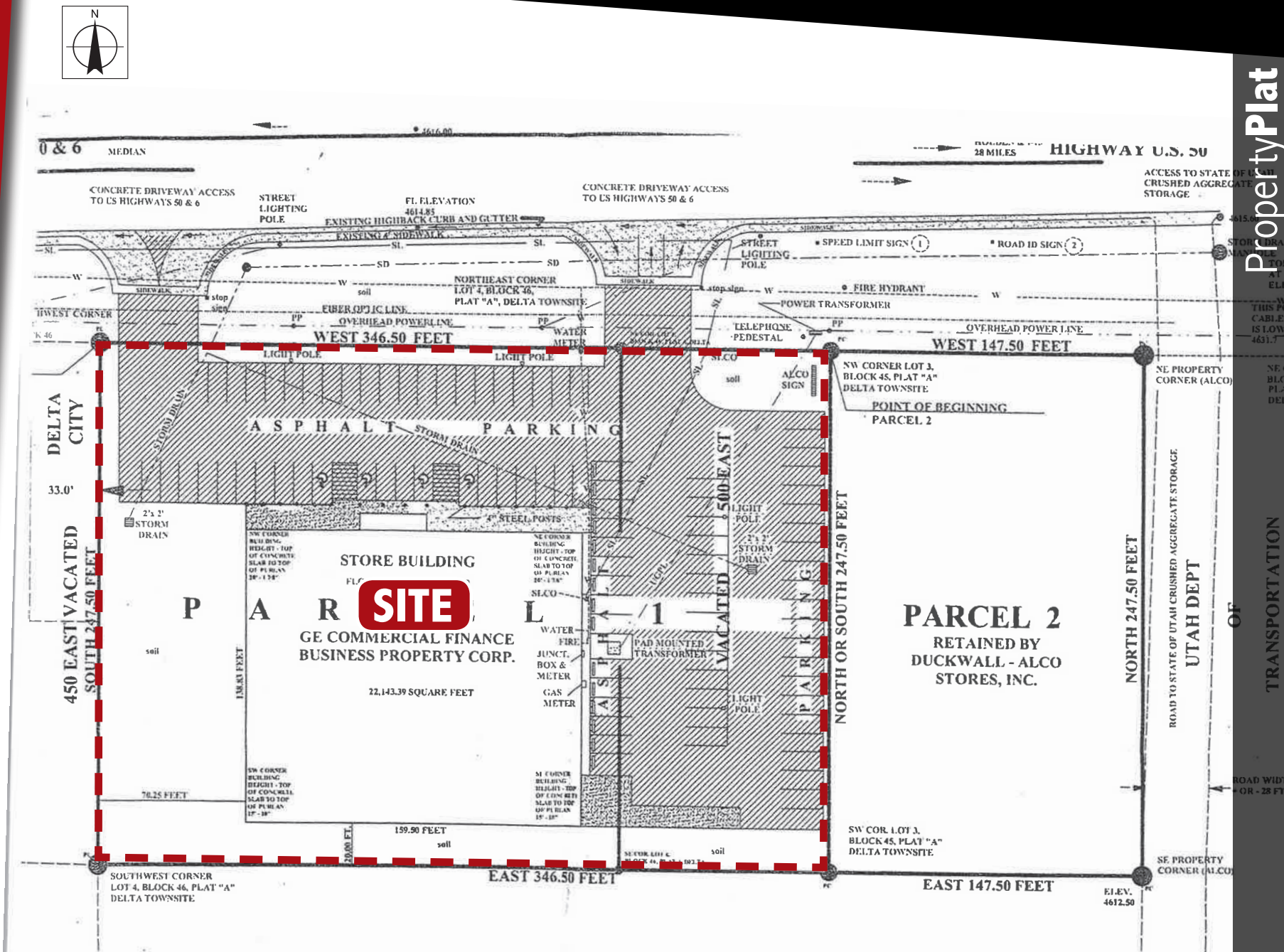
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**SITUS** RETAIL GROUP

Property Plat

OF  
TRANSPORTATION

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DemographicReport

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		5 mi ring		10 mi ring		15 mi ring	
Population	2018	<b>4,814</b>		<b>6,664</b>		<b>7,583</b>	
	2023	4,887		6,772		7,704	
	2010	4,685		6,487		7,332	
	2000	4,532	%	6,386	%	7,251	%
Households		<b>1,600</b>		<b>2,225</b>		<b>2,516</b>	
Average household size		2.95		2.96		2.98	
Household income	< \$25,000	303	18.9	415	18.7	437	17.4
	\$25,000 - \$49,999	385	24.1	572	25.7	662	26.3
	\$50,000 - \$74,999	305	19.1	452	20.3	522	20.7
	\$75,000 - \$99,999	177	11.1	242	10.9	276	11.0
	\$100,000+	429	26.8	545	24.5	620	24.6
	Median household income	\$58,999		\$56,797		\$57,742	
Average household income		<b>\$75,985</b>		<b>\$73,637</b>		<b>\$76,926</b>	
Total employees		2,183		2,310		2,408	
Business establishments		308		335		344	
	Industrial	36	11.7	42	12.5	44	12.8
	Manufacturing	6	1.9	8	2.4	8	2.3
	Commercial	75	24.4	77	23.0	81	23.5
	Office	88	28.6	91	27.2	92	26.7
	Other	103	33.4	117	34.9	119	34.6
Race	White	4,219	87.6	5,918	88.8	6,777	89.4
	Black	68	1.4	77	1.2	82	1.1
	American Indian	22	0.5	38	0.6	40	0.5
	Asian & PI	31	0.6	33	0.5	35	0.5
	Other	474	9.8	598	9.0	649	8.6
Hispanic population		702	14.6	892	13.4	1,035	13.6
Sex	Male	2,413	50.1	3,358	50.4	3,852	50.8
	Female	2,401	49.9	3,305	49.6	3,731	49.2
Median age		36.5		37.1		37.5	
Education	Population 25+	2,833	58.8	3,978	59.7	4,515	59.5
	No high school diploma	308	10.9	441	11.1	475	10.5
	High school graduate	783	27.6	1,135	28.5	1,274	28.2
	Some college	1,099	38.8	1,549	38.9	1,771	39.2
	College graduate	459	16.2	631	15.9	727	16.1
	Graduate/professional degree	184	6.5	222	5.6	268	5.9

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