

EXECUTIVE SUMMARY

236 SOUTH MAIN STREET



OFFERING SUMMARY

PRICE:	\$775,000
BUILDING SF:	3668
PRICE / SF:	\$211.29
AVAILABLE SF:	3668
LOT SIZE:	5227 SF
FRONTAGE:	89'
YEAR BUILT:	1923
PARKING:	6
PARKING RATIO:	1.64/1,000 SF

PROPERTY OVERVIEW

Currently used as a martial arts studio, this is a prime location for any retail business in downtown Springville's shopping area. 1,000 SF downstairs for additional shopping floor or potential sublease.

PROPERTY HIGHLIGHTS

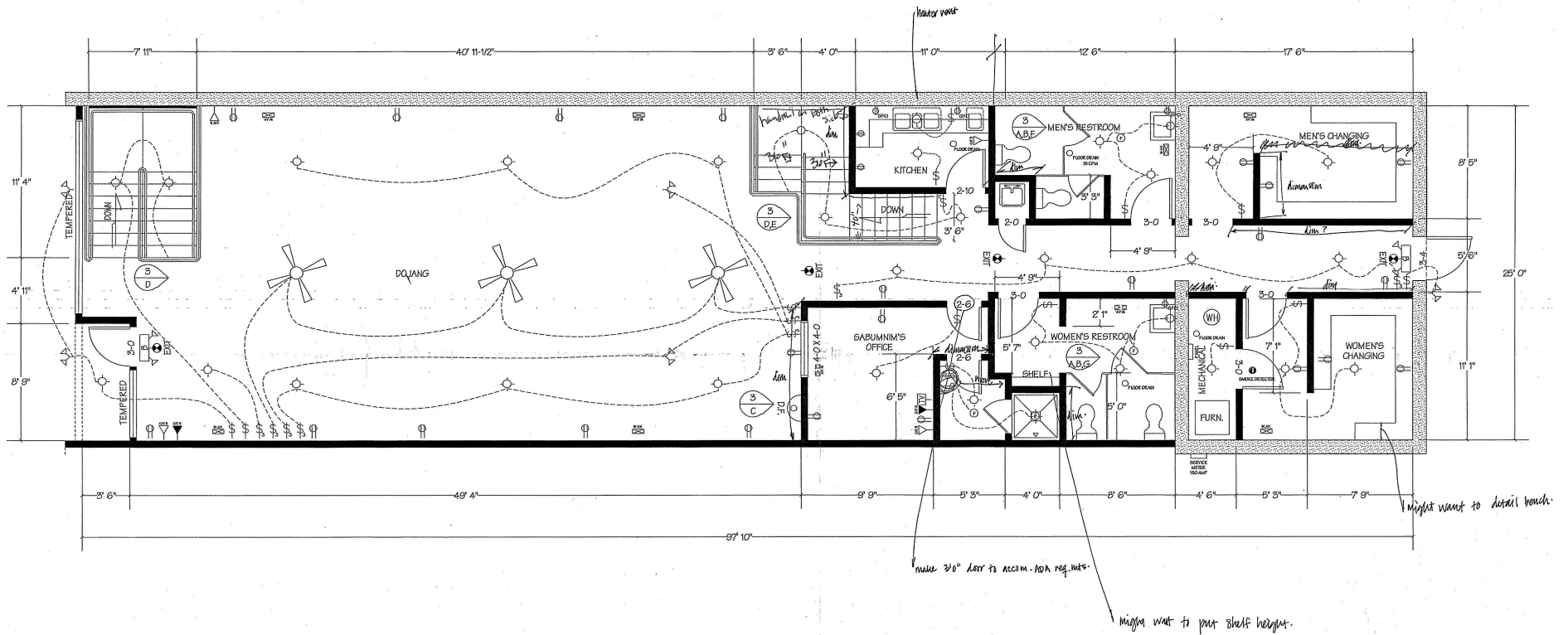
- Convenient to 400 S Exit on I-15
- Frontage facing main street
- 22,500 Daily Traffic Count
- Centrally located in Springville shopping area downtown
- High, 14' ceilings
- Great natural lighting

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

CAVAN HELPS
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cavanhelps@gmail.com
9013989-SA00, Utah

FLOOR PLAN - FIRST FLOOR

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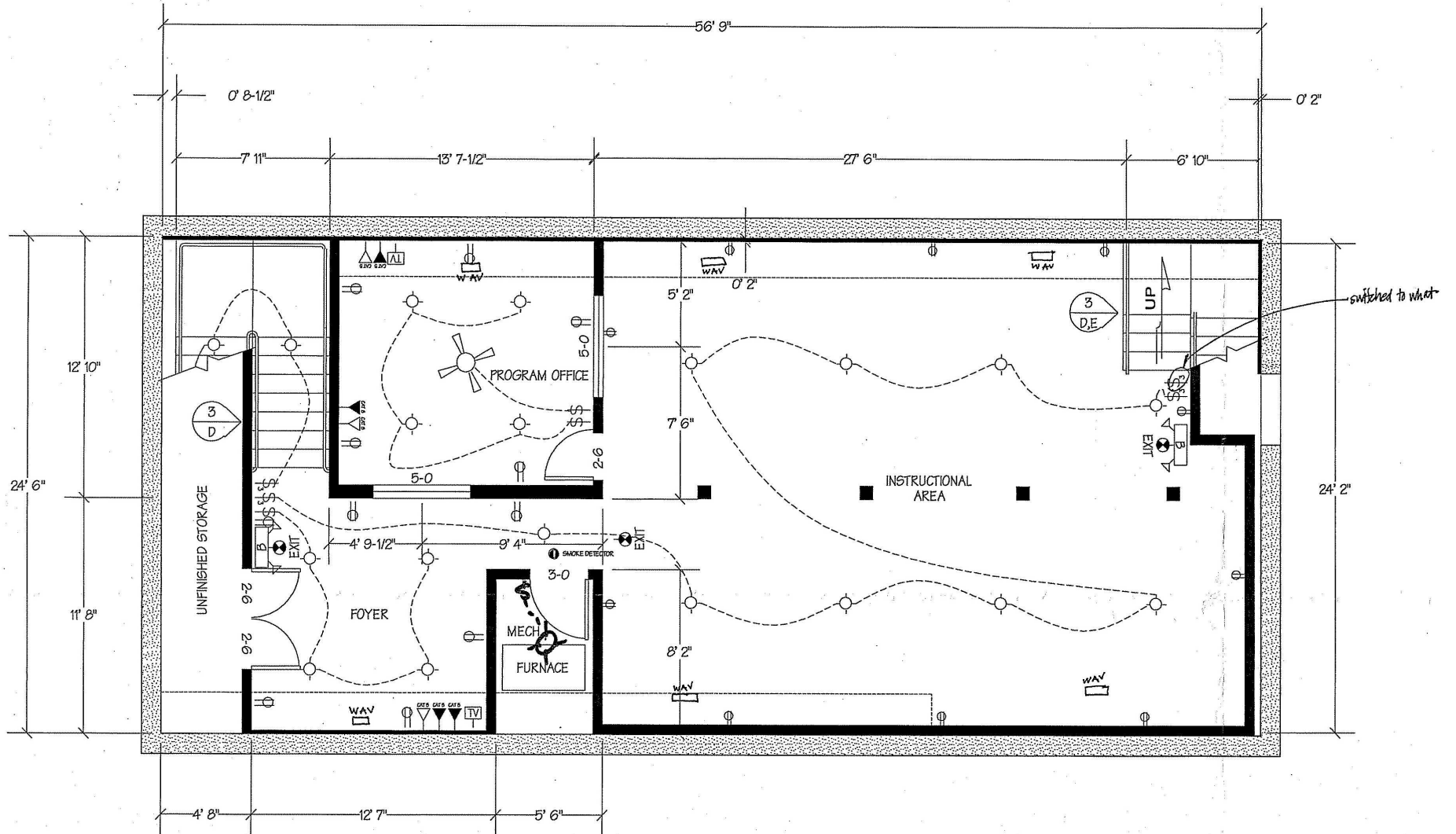


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FLOOR PLAN -- BASEMENT

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,208	21,416	47,072
Female	4,239	21,241	45,678
Total Population	8,447	42,657	92,750

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,522	13,489	28,666
Ages 15-24	1,347	7,735	16,486
Ages 55-64	552	2,991	6,212
Ages 65+	766	3,973	7,570

Income	1 Mile	3 Miles	5 Miles
Median	\$44,859	\$59,188	\$56,683
< \$15,000	339	712	1,715
\$15,000-\$24,999	322	1,033	2,127
\$25,000-\$34,999	443	1,338	3,142
\$35,000-\$49,999	458	2,042	4,585
\$50,000-\$74,999	606	3,308	6,876
\$75,000-\$99,999	341	1,609	3,480
\$10,000-\$149,999	191	1,475	2,953
\$150,000-\$199,999	71	347	657
> \$200,000	28	195	357

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,414	13,906	29,006
Occupied	3,205	13,299	27,734
Owner Occupied	1,746	9,831	20,085
Renter Occupied	1,459	3,468	7,649
Vacant	209	607	1,272

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