

# Magna Corner Store

8588 W Magna Main St  
Magna, UT 84044



## RETAIL | FOR SALE

### PROPERTY INFORMATION

- > 880 SF
- > \$350,000.00
- > Zoned C-2
- > Redevelopment opportunity
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- > APN: 14-20-377-016-000
- > Excellent location for a drive through, with double drive through potential

**The tanks and pumps have been removed from this former gas station and environmental remediation has been done.** A few quarters of testing remain before a NFA can be issued. A preliminary approval for the use as a drive through has been received, and the seller continues to progress toward full completion of this project as the sidewalk, wells and landscape plan are implemented. Price reflects current stage of the project and is expected to increase along with the

improvements. A lease of the completed project as a drive through is an option however a Lease price has not yet been established. Insurance policy in place protects buyer against the potential of any additional remediation.

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 EST	11,988	43,534	78,892
2026 PROJ	12,985	47,111	84,380

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 EST	3,813	12,363	21,653
2026 PROJ	4,125	13,351	23,128

INCOME	1 MILE	3 MILE	5 MILE
2021 AVG	\$71,036	\$78,884	\$84,332
2021 MED	\$57,210	\$70,541	\$76,280

Source: ESRI 2022

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