

# THE FILLING STATION

8987 West 2700 South  
Magna, Utah



## BAR/RESTAURANT FOR SALE OR LEASE



LIQUOR LICENSE / EQUIPMENT INCLUDED

**Michelle Todd**

REALTOR

801.635.4406

michelletodd4@gmail.com

**Hunter Todd**

RETAIL SPECIALIST

801.838.9630

801.808.8146

hunter@situsretail.com

**EXIT**  
EXIT REALTY PLUS

**SITUS**  
RETAIL  
GROUP

Situs Retail Group, PLLC | 90 East 7200 South | Suite 102 | Midvale, UT 84047 | 801.266.1333 | www.situsretail.com

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.

## ✓ SUMMARY

- ✓ 2 Buildings
- ✓ Main Level Total: 7,821 SF
- ✓ Basement Total: 6,530 SF
- ✓ Total Lot Size: 0.40 Acres
- ✓ Nonna's Pizza Annual Rental Income: \$30,000 (Gross)
- ✓ Lease Rate: Contact Agent
- ✓ Sale Price: \$897,000

## 🗨️ FEATURES

- 🗨️ Liquor License & All Equipment Included in Price
- 🗨️ Excellent Bar/Restaurant Space
- 🗨️ Located on Magna Main St.
- 🗨️ Buildings can be sold separately (Contact Agent for Details)

## THE FILLING STATION

8987 West 2700 South  
Magna, Utah



### Michelle Todd

REALTOR

📞 801.635.4406

✉️ michelletodd4@gmail.com

### Hunter Todd

RETAIL SPECIALIST

📞 801.838.9630

📞 801.808.8146

✉️ hunter@situsretail.com





**THE FILLING STATION BAR  
TOTAL: 5,846 SF**

**3,871 SF**

**2 Restrooms**

**1,975 SF**

**1 Restroom**

**NONNA'S  
ITALIAN  
RESTAURANT &  
PIZZERIA  
1,975 SF  
Rental Income  
\$30,000/Year  
(\$2,500/Month)**

**2 Restrooms**

**THE FILLING STATION**

8987 West 2700 South  
Magna, Utah

**Michelle Todd**

REALTOR

801.635.4406  
michelletodd4@gmail.com

**Hunter Todd**

RETAIL SPECIALIST

801.838.9630  
801.808.8146  
hunter@situsretail.com



# 3 MILE DEMOGRAPHICS

2020  
Population



**34,939**

2020 Average  
Household Income



**\$73,574**

2020  
Households



**10,422**

5-Year Projected  
Population Growth



**6.1%**

2020  
Employees



**3,383**



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>7,502</b>		<b>34,939</b>		<b>66,468</b>	
	2025	8,049		37,083		70,558	
	2010	6,563		32,689		61,844	
	2000	6,057	%	26,113	%	47,457	%
<b>Households</b>		<b>2,540</b>		<b>10,422</b>		<b>19,021</b>	
	Average household size	2.94		3.35		3.49	
<b>Household income</b>	< \$25,000	223	8.8	619	5.9	858	4.5
	\$25,000 - \$49,999	632	24.9	2,253	21.6	3,736	19.6
	\$50,000 - \$74,999	712	28.0	2,661	25.5	4,536	23.8
	\$75,000 - \$99,999	307	12.1	1,916	18.4	3,901	20.5
	\$100,000+	429	16.9	2,371	22.7	5,054	26.6
Median household income	\$50,820		\$63,595		\$69,228		
<b>Average household income</b>	<b>\$63,173</b>		<b>\$73,574</b>		<b>\$83,502</b>		
<b>Total employees</b>		1,056		3,383		15,842	
<b>Business establishments</b>		116		374		918	
	Industrial	22	19.0	58	15.5	136	14.8
	Manufacturing	3	2.6	12	3.2	26	2.8
	Commercial	34	29.3	127	34.0	369	40.2
	Office	33	28.4	119	31.8	263	28.6
	Other	25	21.6	60	16.0	125	13.6
<b>Race</b>	White	5,842	77.9	25,867	74.0	46,737	70.3
	Black	145	1.9	630	1.8	1,453	2.2
	American Indian	60	0.8	292	0.8	538	0.8
	Asian & PI	190	2.5	1,233	3.5	3,929	5.9
	Other	1,264	16.8	6,917	19.8	13,811	20.8
<b>Hispanic population</b>		1,845	24.6	9,269	26.5	18,723	28.2
<b>Sex</b>	Male	3,736	49.8	17,548	50.2	33,350	50.2
	Female	3,766	50.2	17,391	49.8	33,118	49.8
<b>Median age</b>		31.2		30.8		30.8	

## THE FILLING STATION

8987 West 2700 South  
Magna, Utah

### Michelle Todd

REALTOR

801.635.4406

michelletodd4@gmail.com

### Hunter Todd

RETAIL SPECIALIST

801.838.9630

801.808.8146

hunter@situsretail.com

