

# ROY RETAIL BUILDING

FOR SALE



## PROPERTY DETAILS

4800 South 3500 West, Roy, Utah 84067

- 30,250 SF building
- Prime retail spot next to Winegar's Supermarket
- High visibility on 4800 S & Midland Dr
- Strong traffic from nearby shopping center
- Easy access with multiple entry points
- Surrounded by dense housing
- Located in a high-demand retail area
- Close to I-15 & I-84
- Strong daytime population and traffic
- Great for owner-user or investor
- Limited nearby retail competition
- Opportunity to acquire second building (north)
- Contact agent for pricing

## 2025 DEMOS



### EST. POPULATION

1 MILE » **13,811**  
3 MILE » **83,344**  
5 MILE » **152,821**



### EST. HOUSEHOLDS

1 MILE » **4,608**  
3 MILE » **27,826**  
5 MILE » **50,972**



### EST. AVERAGE HH INCOME

1 MILE » **\$121,520**  
3 MILE » **\$119,719**  
5 MILE » **\$118,618**

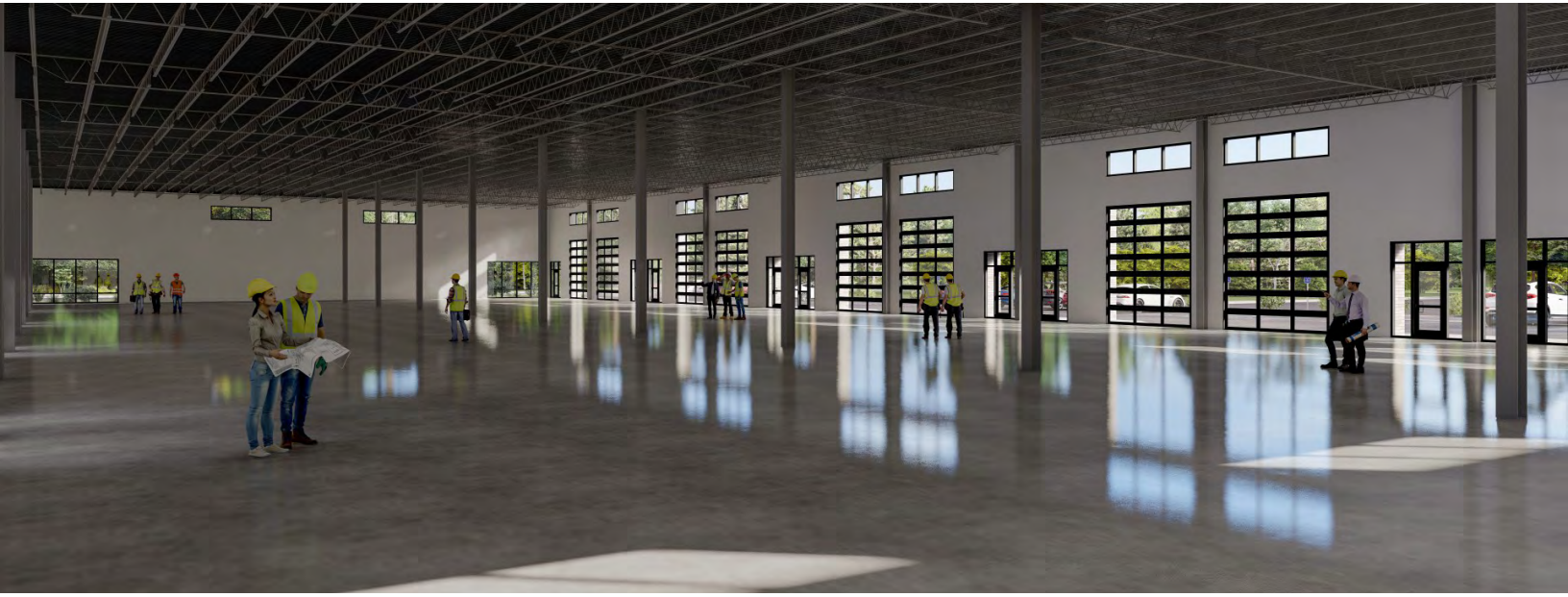


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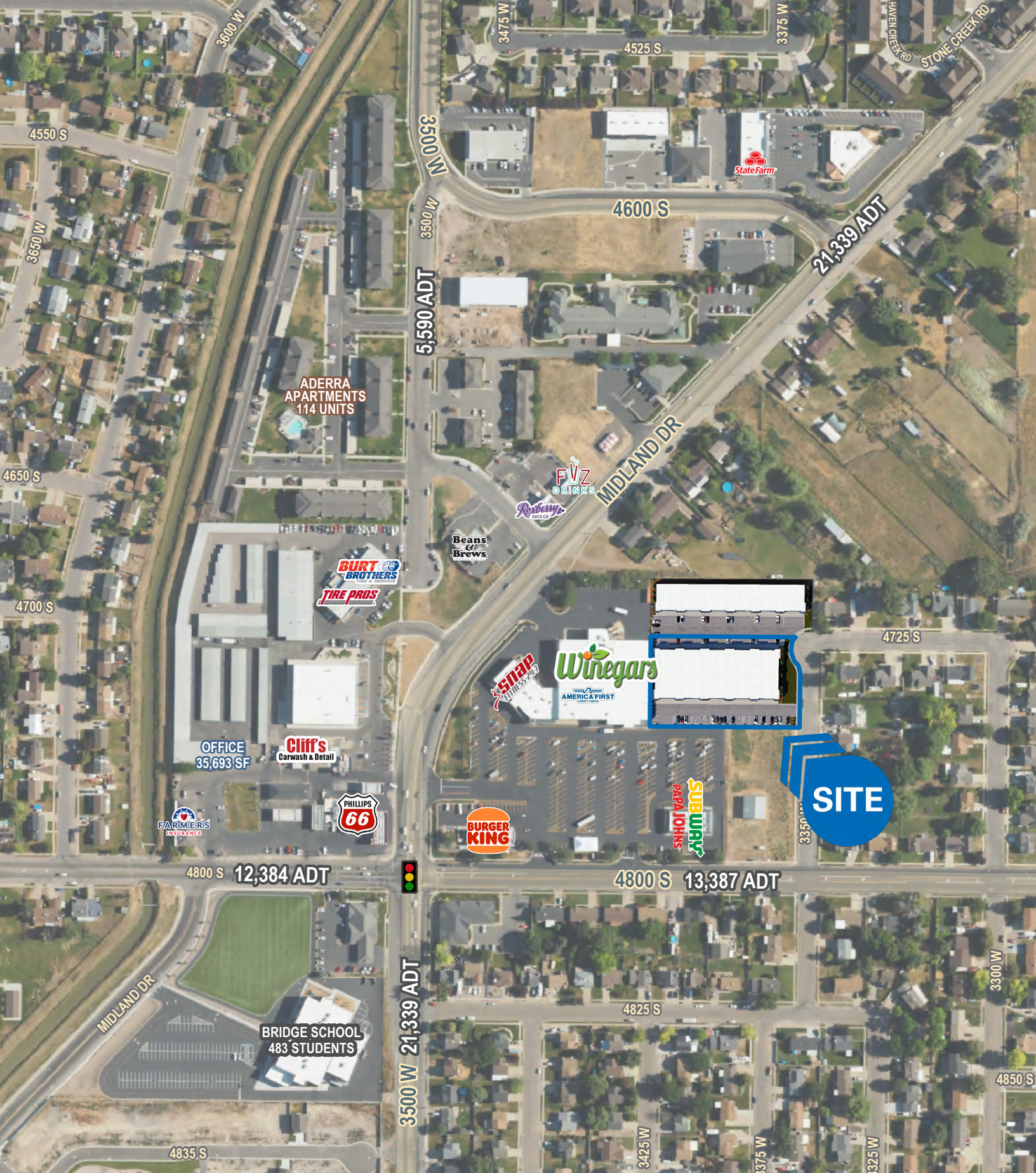


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