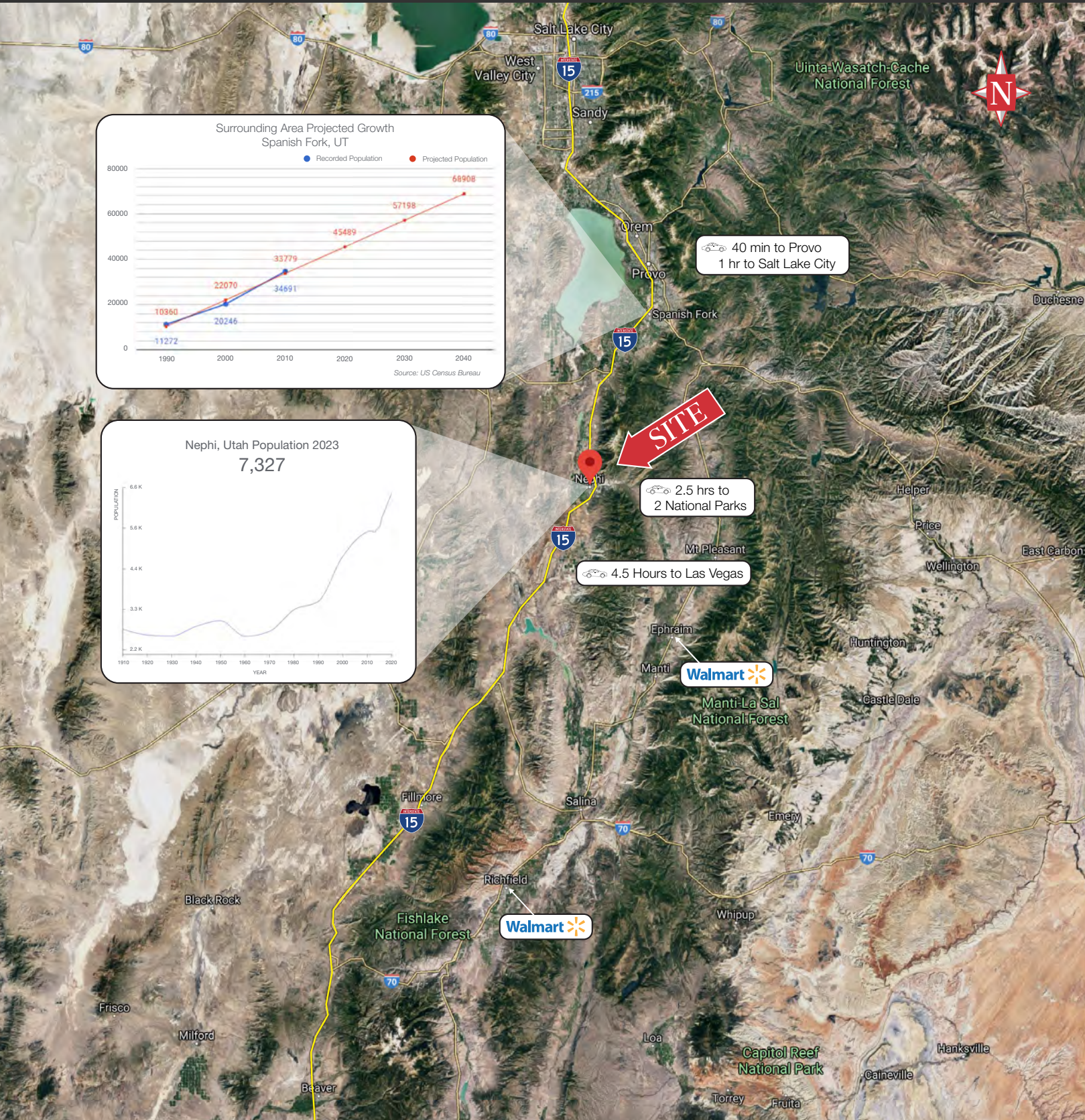


Nephi Commercial Land

1598 South Main Street
Nephi, UT 84648



LAND | FOR SALE / LEASE / BTS

PROPERTY INFORMATION

- > Sales price: \$16 PSF
- > 1.77 AC Available (Divisible)
- > Available for sale, for lease, or build-to-suit
- > Zoned (HC) Highway Commercial
- > Great for Retail/Hospitality/Fuel/Food
- > I-15 visibility
- > Traffic count on I-15: 36,000 cars per day
- > Traffic count on Main St: 5,800 cars per day

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2023 EST	7,220	7,673	10,652
2028 PROJ	7,836	8,321	11,249
HOUSEHOLDS			
2023 EST	2,187	2,315	3,184
2028 PROJ	2,395	2,534	3,393
INCOME			
2023 AVG	\$99,995	\$100,101	\$107,392
2023 MED	\$91,194	\$91,903	\$91,945

Source: ESRI 2024

