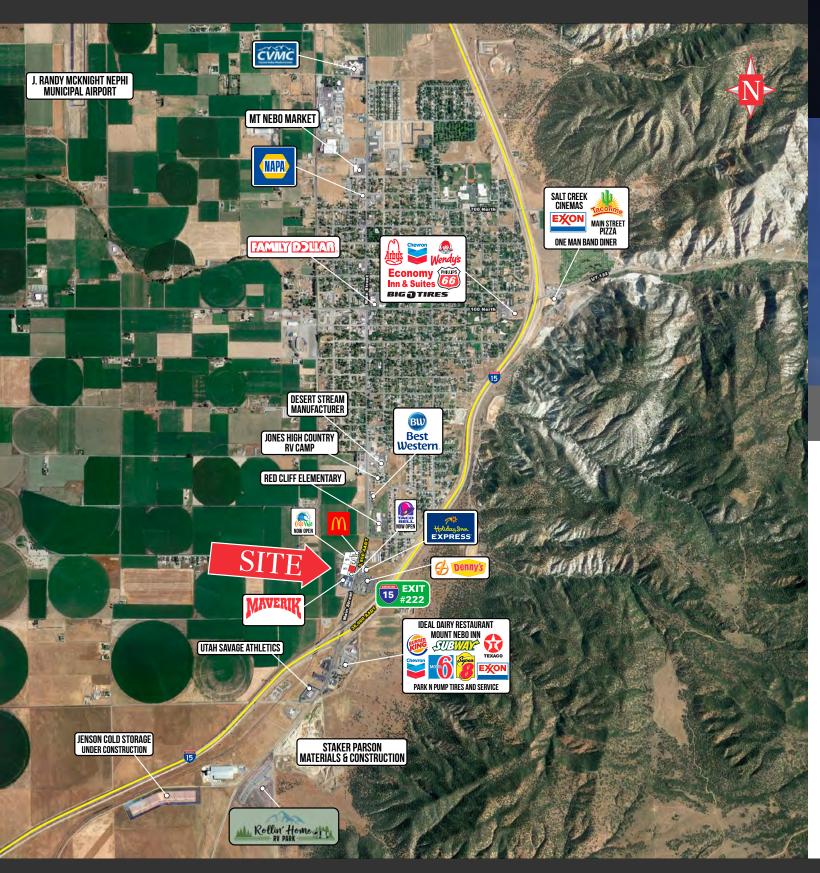
FOR LEASE



Nephi Drive-Thru Spaces

Approx. 1500 South Main Street Nephi, UT 84648



RETAIL | FOR LEASE

PROPERTY INFORMATION

- \$50 PSF NNN >
- Building 1: 1,212 RSF and 1,212 RSF >
- Building 2: 1,212 RSF and 1,212 RSF >
- 4 Drive-thrus available >
- 46 Total parking stalls >
- Direct access off of I-15 (The primary route > connecting Salt Lake City and Las Vegas)
- Traffic count on I-15: 36,000 cars per day >
- Traffic count on Main St: 5,600 cars per day >



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DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2023 EST	7,142	7,673	10,652
2028 PROJ	7,751	8,321	11,249
HOUSEHOLDS			
2023 EST	2,166	2,315	3,184
2028 PROJ	2,372	2,534	3,393
INCOME			
2023 AVG	\$87,902	\$88,171	\$94,048
2023 MED	\$78,404	\$79,281	\$80,002
Source: ESBI 2024			

Source: ESRI 2024

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