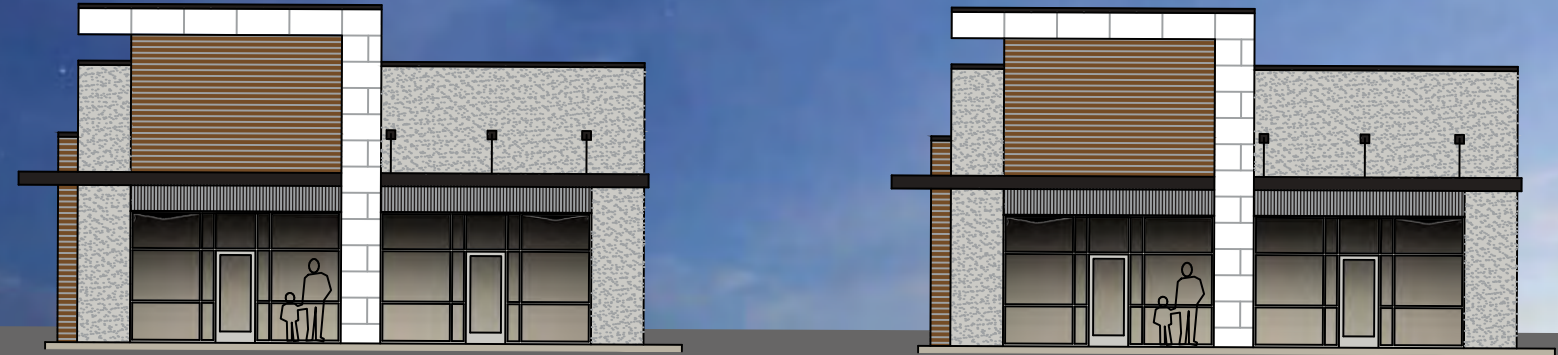
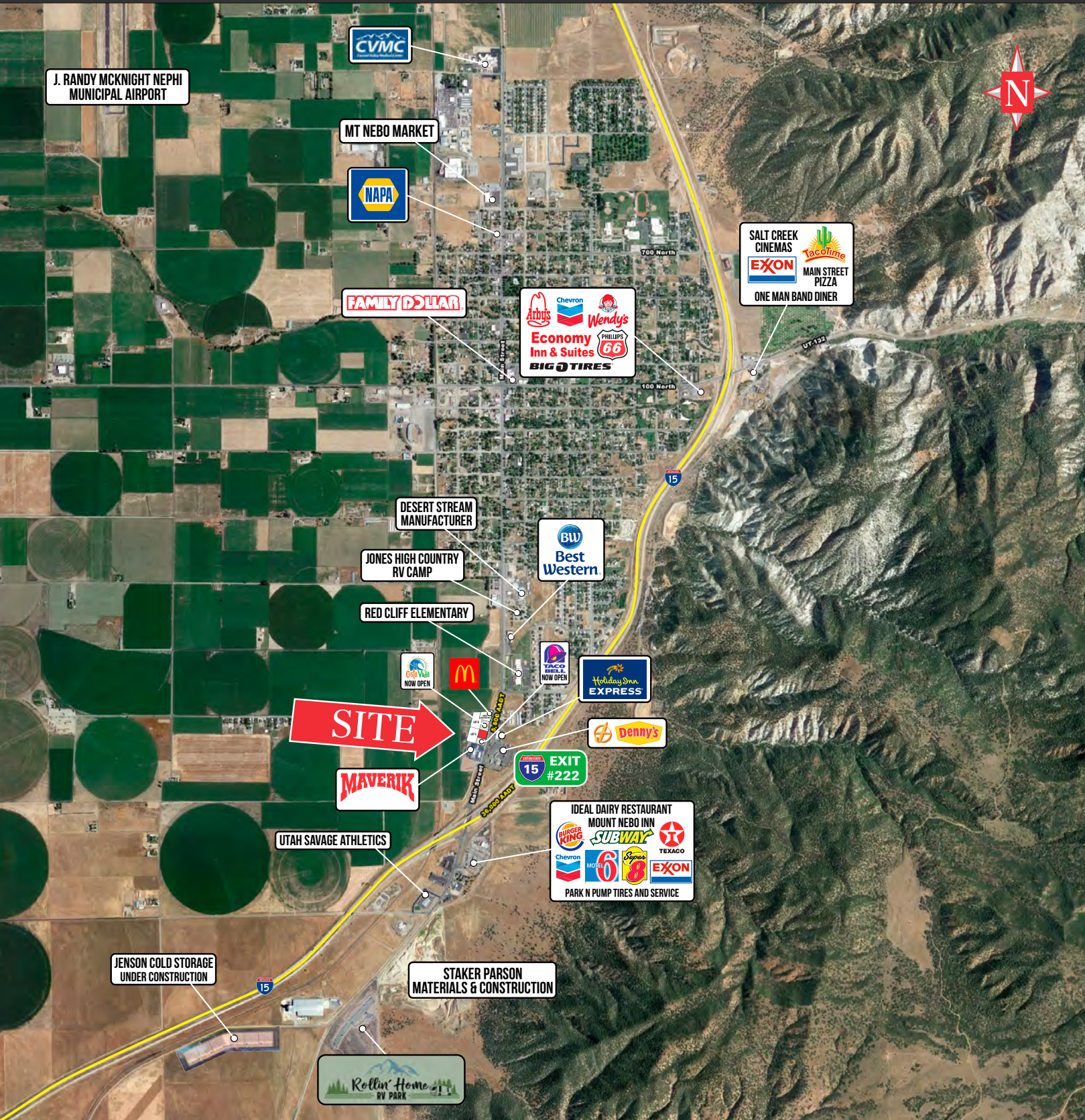


Nephi Drive-Thru Spaces

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

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	3 MILE	5 MILE	10 MILE
2023 EST	2,166	2,315	3,184
2028 PROJ	2,372	2,534	3,393

INCOME	3 MILE	5 MILE	10 MILE
2023 AVG	\$87,902	\$88,171	\$94,048
2023 MED	\$78,404	\$79,281	\$80,002

Source: ESRI 2024

