



Nephi Commercial Land

1598 South Main Street
Nephi, UT 84648



LAND | FOR SALE / LEASE / BTS

PROPERTY INFORMATION

- > Sales price: \$16 PSF
- > 1.71 AC - 3.48 AC Available
- > 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: 21,000 cars per day
- > Traffic count on Main St: 5,400 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			
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: ESRI 2023

