MT NEBO MARKET Best Western JONES HIGH COUNTRY RV CAMP RED CLIFF ELEMENTARY NEBO MOUNTAIN ATV JENSON COLD STORAGE Under Construction STAKER PARSON Materials & Construction

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: 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
NCOME			
2023 AVG	\$87,902	\$88,171	\$94,048
2023 MED	\$78,404	\$79,281	\$80,002
Source: ESRI 2021			

Source: ESRI 2024



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