



# Salem Retail

919 N, UT-198  
Salem, UT 84653



## RETAIL | FOR LEASE

### PROPERTY INFORMATION

- > \$30.00 PSF, NNN for in-line
- > \$40.00 PSF, NNN for drive-thru
- > 1,200 - 3,800 SF available
- > Surrounded by residential development
- > Footage on SR-198 in Salem
- > 36 Parking stalls
- > Co-tenant: Los Aribertos

### DEMOGRAPHICS

| POPULATION | 1 MILE    | 3 MILE   | 5 MILE   |
|------------|-----------|----------|----------|
| 2021 EST   | 2,221     | 33,521   | 80,131   |
| 2026 PROJ  | 2,490     | 36,576   | 87,346   |
| HOUSEHOLDS |           |          |          |
| 2021 EST   | 8,901     | 20,461   | 40,088   |
| 2026 PROJ  | 9,965     | 22,918   | 44,889   |
| INCOME     |           |          |          |
| 2021 AVG   | \$100,429 | \$95,688 | \$93,620 |
| 2021 MED   | \$87,036  | \$81,644 | \$79,355 |

Source: ESRI 2022





SITE PLAN

