

# TOOELE MAIN STREET RETAIL

227-245 N Main St Tooele, UT 84074



Investment Realty  
ADVISORS

**ELLIOT ABEL**

Associate Broker  
435.485.7070  
elliot@iraut.com

*1,000 - 3,550 SF of Retail Space*

## PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

This Tooele Retail Plaza is a well-located strip center with ample parking (126 stalls) in the center of Tooele's business and retail area. Amazing visibility on busy Main St!

**AVAILABLE SUITES**

Pad A is a 4,155 SF building that can be demised into 3 smaller units. Those 3 units will roughly be 1,385 SF each- one of which is a drive through unit.

- Square Feet: 1,275 - 2,550
- Percentage of Building: 3.54% - 10.62%
- Lease Rate: Undisclosed

Pad B will be roughly a 1,000 SF double-sided drive through, perfect for a coffee shop.

- Square Feet: 1,000
- Percentage of Building: 2.56%
- Lease Rate: Undisclosed

Projected Date Available: Oct-Nov 2025

**OFFERING SUMMARY**

|                       |                |
|-----------------------|----------------|
| Lease Rate:           | Contact Broker |
| Lease Type:           | NNN            |
| Available Units:      | 3              |
| Available SF:         | 3,550          |
| Parking Ratio:        | 3/1,000        |
| ADA Parking Stalls:   | 6              |
| Total Parking Stalls: | 126            |
| ADA Compliant:        | Yes            |
| AADT:                 | 37,500         |
| Lease Term:           | 3-10+ years    |
| Available Date:       | Oct-Nov 2025   |

**ELLIOT ABEL**

Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047



227-245 N MAIN ST TOOELE, UT 84074

## SITE & AVAILABILITY



ELLIOT ABEL  
Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047



227-245 N MAIN ST TOOELE, UT 84074

## ADDITIONAL PHOTOS



ELLIOT ABEL  
Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047



# LOCATION MAP

