

NEPHI FREEWAY LAND

FOR SALE, GROUND LEASE, OR LEASE



UNIT	TYPE	SQ FT	STATUS
#1	Bank	4,650	AVAILABLE
#2	Soda Shop	750	AVAILABLE
#3	Restaurant	2,192	AVAILABLE
#4	Multi-Tenant	5,400	AVAILABLE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

945 EAST 100 NORTH, NEPHI, UTAH 84648

- Call Agents For Pricing
- .50 - 3.14 Acres available
- I-15: 43,893 ADT
- Quick and easy access to I-15 Freeway
- Drive Thru Permitted
- Zoning: HC-2 Highway Commercial
- This brand new Nephi Wendy's is the #5 location in Utah (out of 78) with 380K annual visits. It's the 94th percentile of Utah locations and 93rd percentile nationwide
- 65 feet Highway Signage Permitted

SURROUNDING TENANTS



2024 DEMOS



EST. POPULATION

1 MILE » 3,651
3 MILE » 7,575
5 MILE » 7,702



EST. HOUSEHOLDS

1 MILE » 1,172
3 MILE » 2,406
5 MILE » 2,439



EST. AVERAGE HH INCOME

1 MILE » \$109,512
3 MILE » \$105,815
5 MILE » \$105,690

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



900 E

200 N

0.5-3.39 AC
AVAILABLE

5,374 ADT



15

5,300 ADT

100 N

1,969 ADT



15

36,286 ADT



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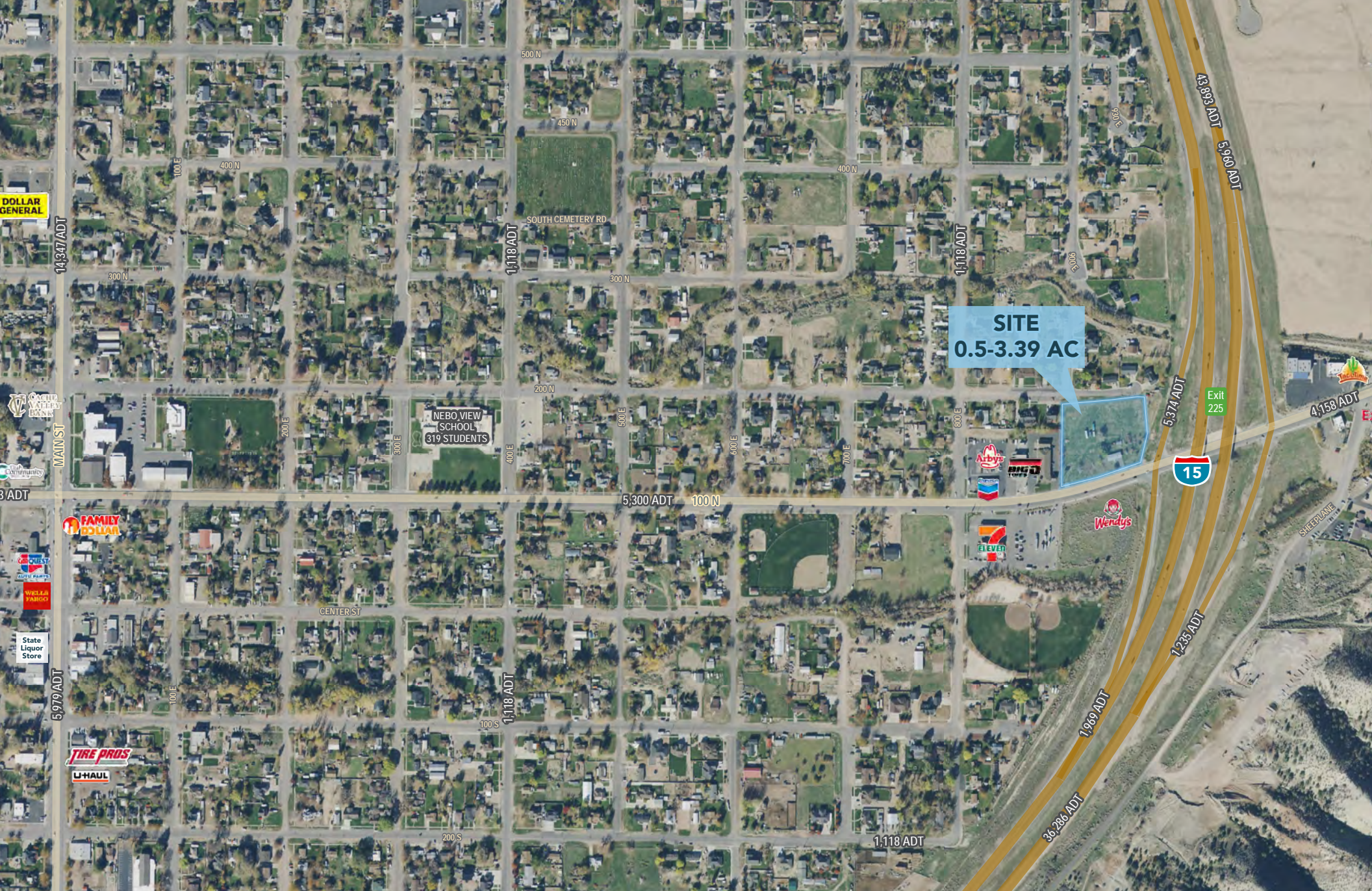


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SITE
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