



HIGH-VISIBILITY AUTO DEALERSHIP & DEVELOPMENT POTENTIAL 1101 S Main St, Salt Lake City, UT 84111

PROPERTY DESCRIPTION:

- Expansive 3,492 SF Showroom Paired with Functional Service Facility
- (3) Oversized Overhead Doors for Seamless Vehicle Repairs & Showroom Display
- Ideal for Owner-Users or Investors Seeking a Prime Commercial Property
- Commercial Corridor (CC) Zoning Supports a Wide Range of Uses: Multifamily, Office, Retail or Commercial Development
- Located in One of Salt Lake City's Fastest Growing Commercial Districts
- Surrounded by Elite Automotive Dealerships
- Flexible Zoning for Future Redevelopment Potential
- Survey and Environmental Reports Available Upon Request

SALE PRICE:
\$2,300,000

LEASE RATE:
Negotiable

PROPERTY DETAILS:
3,492 SF on 0.63 Acres
Parcel 1: 0.36 Acres
Parcel 2: 0.18 Acres
Parcel 3: 0.09 Acres

JORDAN B. SMITH

385.259.8007

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51 East 400 South Suite 210
Salt Lake City, UT 84111
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PROPERTY DESCRIPTION

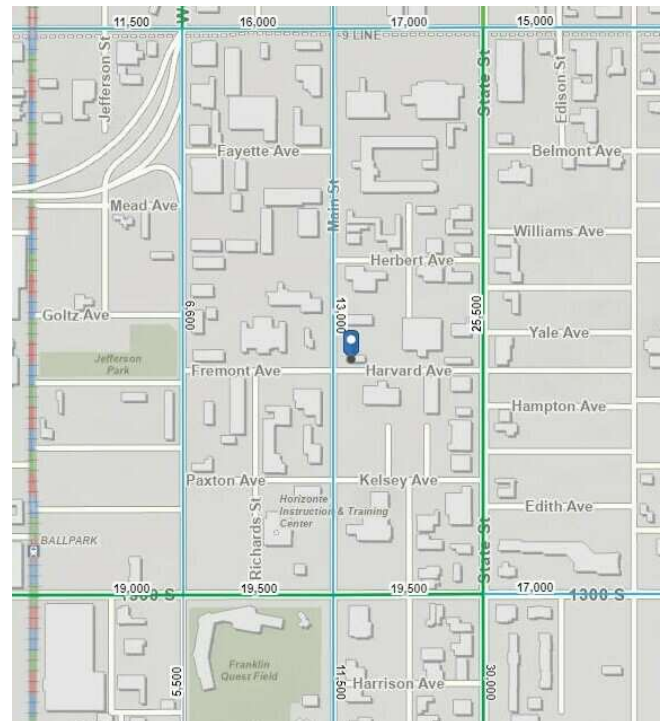
An exceptional opportunity to acquire a highly visible commercial auto dealership in the heart of Downtown Salt Lake City's prestigious Dealer's Row. This corner-lot property offers unmatched exposure and accessibility, surrounded by luxury automotive brands including Acura, Volkswagen, Porsche, and Audi. Its strategic location with Main Street frontage ensures a prominent presence in a thriving commercial corridor.

LOCATION DESCRIPTION

Prime corner location in downtown Salt Lake City with Main Street frontage. Immediate access to both I-80 and I-15 interstates. High traffic area with exceptional visibility.

TRAFFIC COUNTS MAP (RIGHT)

Main Street / Harvard: 13,000 AADT
 State Street / Harvard: 25,500 AADT
 Main Street / 1300 So: 19,500 AADT
 Main Street / 900 So: 17,000 AADT

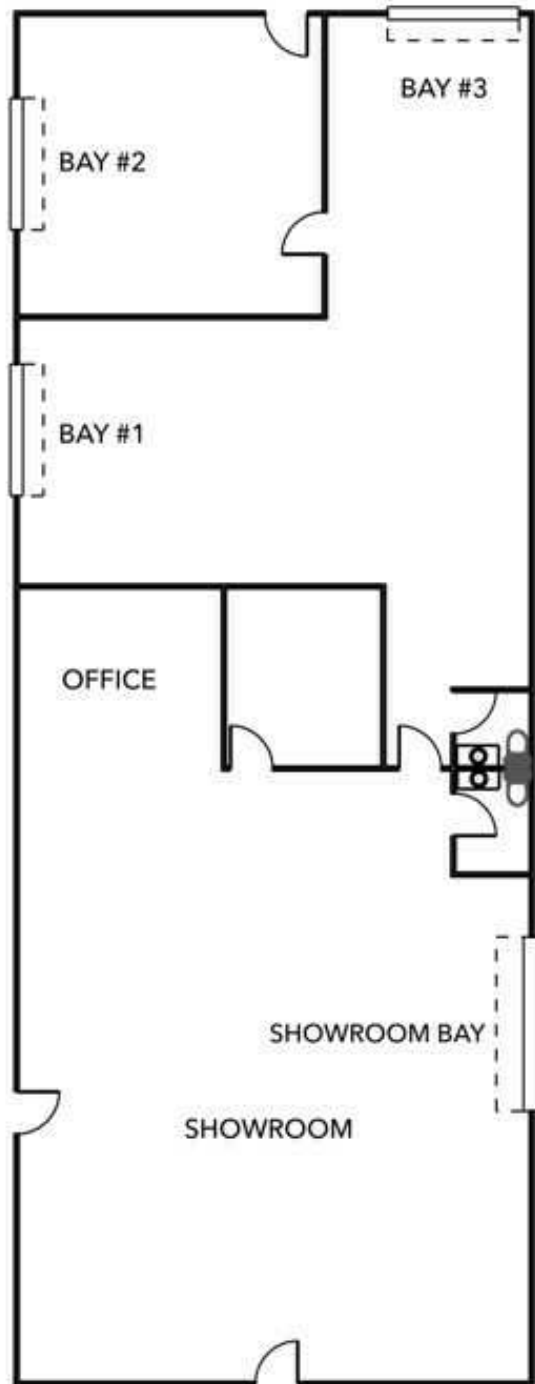


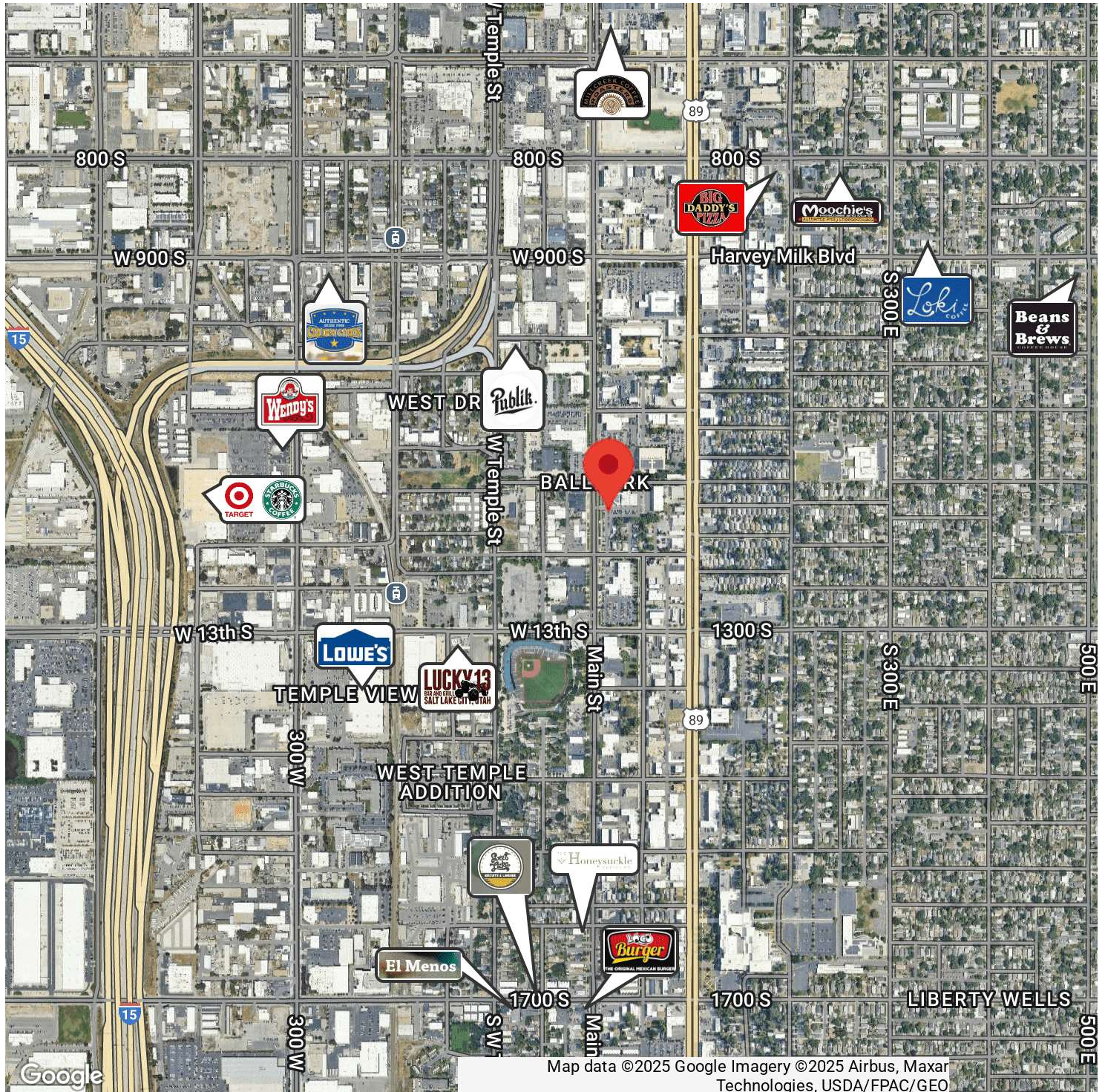
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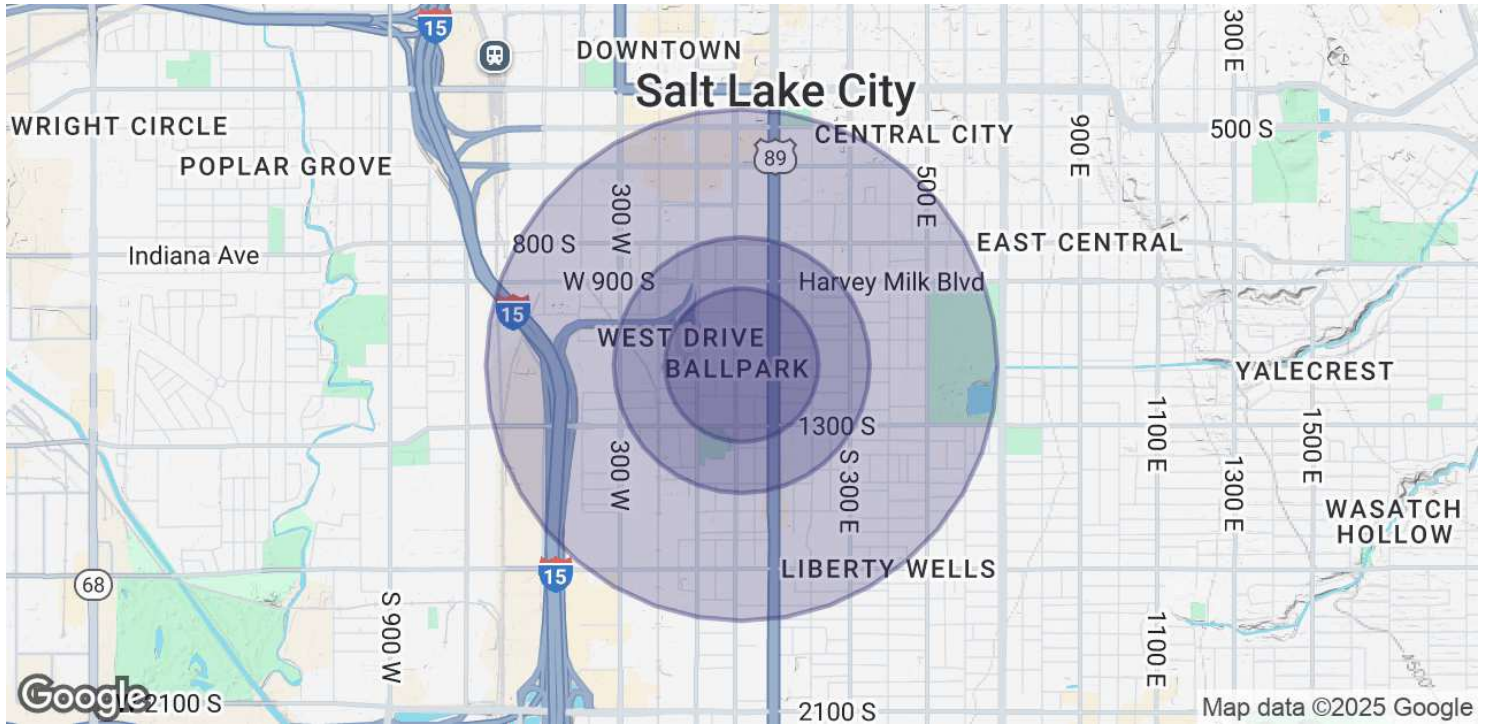
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,030	4,466	17,947
Average Age	36	36	37
Average Age (Male)	37	37	37
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,050	2,220	8,685
# of Persons per HH	1.9	2	2.1
Average HH Income	\$67,018	\$73,867	\$75,072
Average House Value	\$575,658	\$551,257	\$574,495

Demographics data derived from AlphaMap

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