

Nephi Main Street Retail

Approx. 1508 South Main Street
Nephi, UT 84648

Completion date December 1, 2025



RETAIL | FOR LEASE

PROPERTY INFORMATION

- > \$39.00 PSF NNN
- > (1) 947 SF In-line space
- > (1) 1,210 SF End-cap space
- > 48 parking stalls
- > Direct access off of I-15 (The primary route connecting Salt Lake City and Las Vegas)
- > Traffic count on I-15: 37,000 cars per day
- > Co-tenants/nearby tenants:

Beans & Brews
COFFEE HOUSE

MAVERIK

Jersey Mike's
SUBS

TACO BELL

Costa Vida

McDonald's

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2025 EST	8,224	8,376	11,483
2030 PROJ	9,166	9,339	12,562

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 EST	2,521	2,565	3,480
2030 PROJ	2,838	2,890	3,852

INCOME	3 MILE	5 MILE	10 MILE
2025 AVG	\$98,014	\$98,274	\$100,202
2025 MED	\$89,167	\$89,536	\$87,932

Source: ESRI 2025

NAIPremier

7455 Union Park Avenue Ste. A, Midvale, Utah 84047

801 255 3333 | naipremier.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

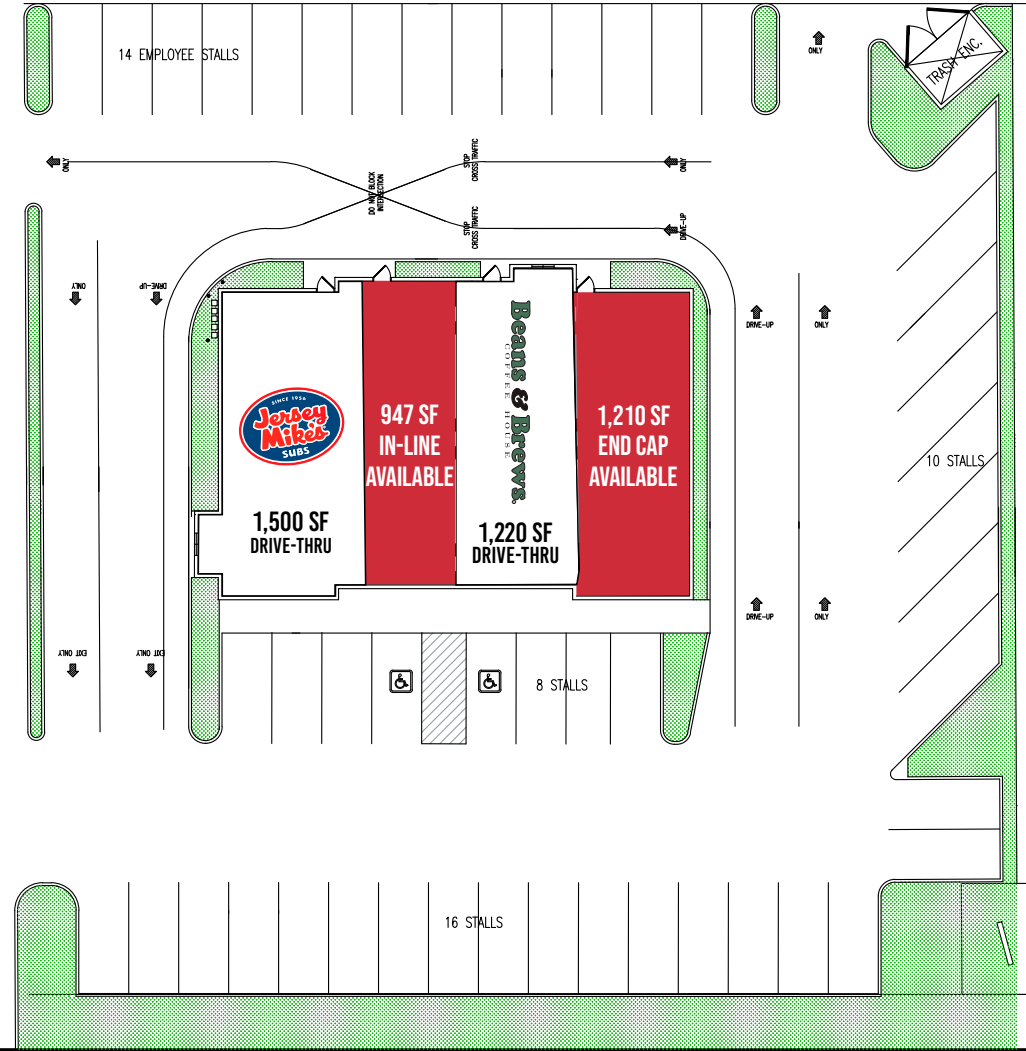
801 255 3333 | naipremier.com

Marlon Hill
Principal Broker, MBA

801 548 3262
mhill@naipremier.com

Tom Longaker
Associate Broker

801 755 1264
tlongaker@naipremier.com



SIGN

