



# FOR LEASE

725 Merrill Rd  
Washington, UT 84780

- Ground lease or build to suit
- High-traffic, lighted intersection in Washington Fields
- Rapidly growing area

**± 0.8 Acres | Land Retail/Office**

## Property Specs

LEASE PRICE **\$87,000 Annual Lease**

LOT SIZE **± 0.8 Acres**

TYPE **Land | Retail/Office**

ZONING **C-1**

- Ground lease or Build to suite
- It is located on a high-traffic-lighted intersection in the Washington Fields area.
- Situated in a rapidly growing area
- Excellent location for Retail or Office
- Owner/Agent



OR TEXT 22815 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY



PHOTOS

Paved lot with all utilities to site.  
Ground Lease or build-to-suite Available.



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

## POPULATION

2024 Population

## HOUSEHOLDS

2024 Households

## INCOME

2024 Average HH Income

1-mile

8,076

1-mile

2,532

1-mile

\$142,973

3-mile

61,895

3-mile

20,237

3-mile

\$123,460

5-mile

100,702

5-mile

34,047

5-mile

\$115,040

## Traffic Counts

### STREET

Mall Dr / Merrill Rd

3000 E / Sandia Rd

### AADT

24,700

28,700

## Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

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## Summary Documents

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