



# TOOELE RETAIL SPACE

205-245 N Main St Tooele, UT 84074



Investment Realty  
ADVISORS

**EVAN WRYE**

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**ELLIOT ABEL**

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435.485.7070  
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*3,900 SF of Office Space Available*

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This Tooele Retail Plaza is a well-located strip center with ample parking (115 stalls) In the midst of Tooele's business and retail area. Amazing visibility on busy Main St! Average Daily Traffic along main street is 37,500.

Located at 205 N Main St, Tooele, UT 84074.

Unit 205-207: Available now, this versatile commercial retail office space offers an ideal blend of functionality and visibility for your business. Featuring large windows that flood the space with natural light, the layout includes multiple private offices, a spacious open work area, a conference room, and a convenient kitchenette.

With both front and rear entrances, ample parking, and prominent front signage, the property is designed for ease of access and strong curb appeal. Additional storage closets throughout the space provide practical organization, making it perfect for a range of professional, retail, or service-based users.

## OFFERING SUMMARY

Lease Rate:	\$12 SF/YR
Lease Type:	NNN
CAM:	\$5 SF/YR
Available Units:	1
Available SF:	3,900 SF
AADT:	37,500
Building Size:	33,956 SF
Lot Size:	2.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,519	12,423	13,857
Total Population	9,772	35,929	41,239
Average HH Income	\$56,593	\$61,001	\$64,174

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205-245 N MAIN ST TOOELE, UT 84074

## SITE & AVAILABILITY



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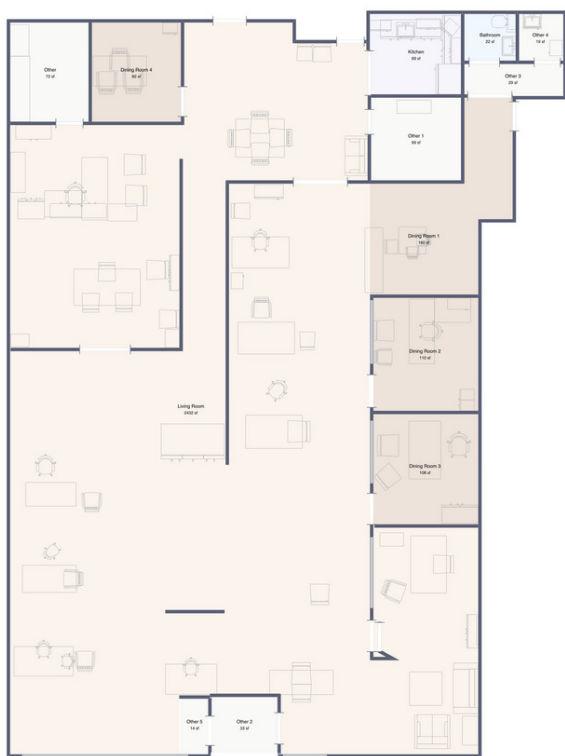
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UNIT 205-207  
3,900 SF  
AVAILABLE JUNE 1



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# LOCATION MAP



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