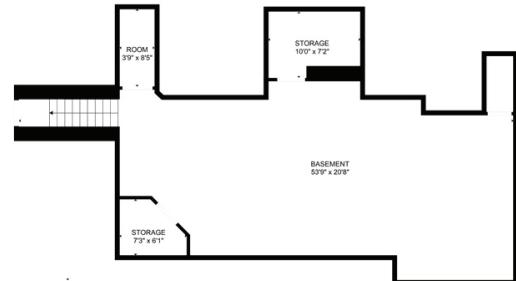


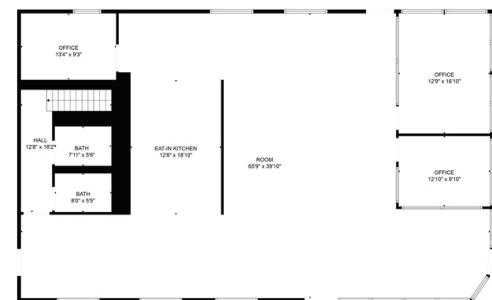
FOR LEASE // OFFICE / RETAIL

1680 S Main Street

Salt Lake City, Utah 84115



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Description

Unique standalone commercial building with high visibility corner location and four off-street parking spaces. Currently built out as creative office, but would also make a great bar or restaurant. Basement has high ceilings and is unusually functional. Zoning permits a wide range of uses.



Demographics

	1 Miles	3 Miles	5 Miles
Population			
Est. Total (2025)	17,932	160,910	352,960
Projected (2030)	19,127	171,027	369,148
Households			
Est. Total (2025)	8,733	75,667	150,966
Projected (2030)	9,564	83,448	163,027
Household Income			
Median Income (2025)	\$71,270	\$76,190	\$78,661
Avg. Income (2025)	\$91,815	\$109,200	\$115,704

Source: ESRI forecasts for 2025 and 2030.



Offering Highlights

- + Main Floor: 2,852 SF
- + Basement: 934 SF
- + Total: 3,786 SF
- + \$15.50/SF NNN
- + \$2.00/SF CAM
- + CAM covers property taxes, insurance, HVAC maintenance
- + Tenant pays utilities, snow removal, landscape maintenance



Contact

Paul Svendsen

Commercial Real Estate

801.441.8563

paulsvendsen@wincre.com

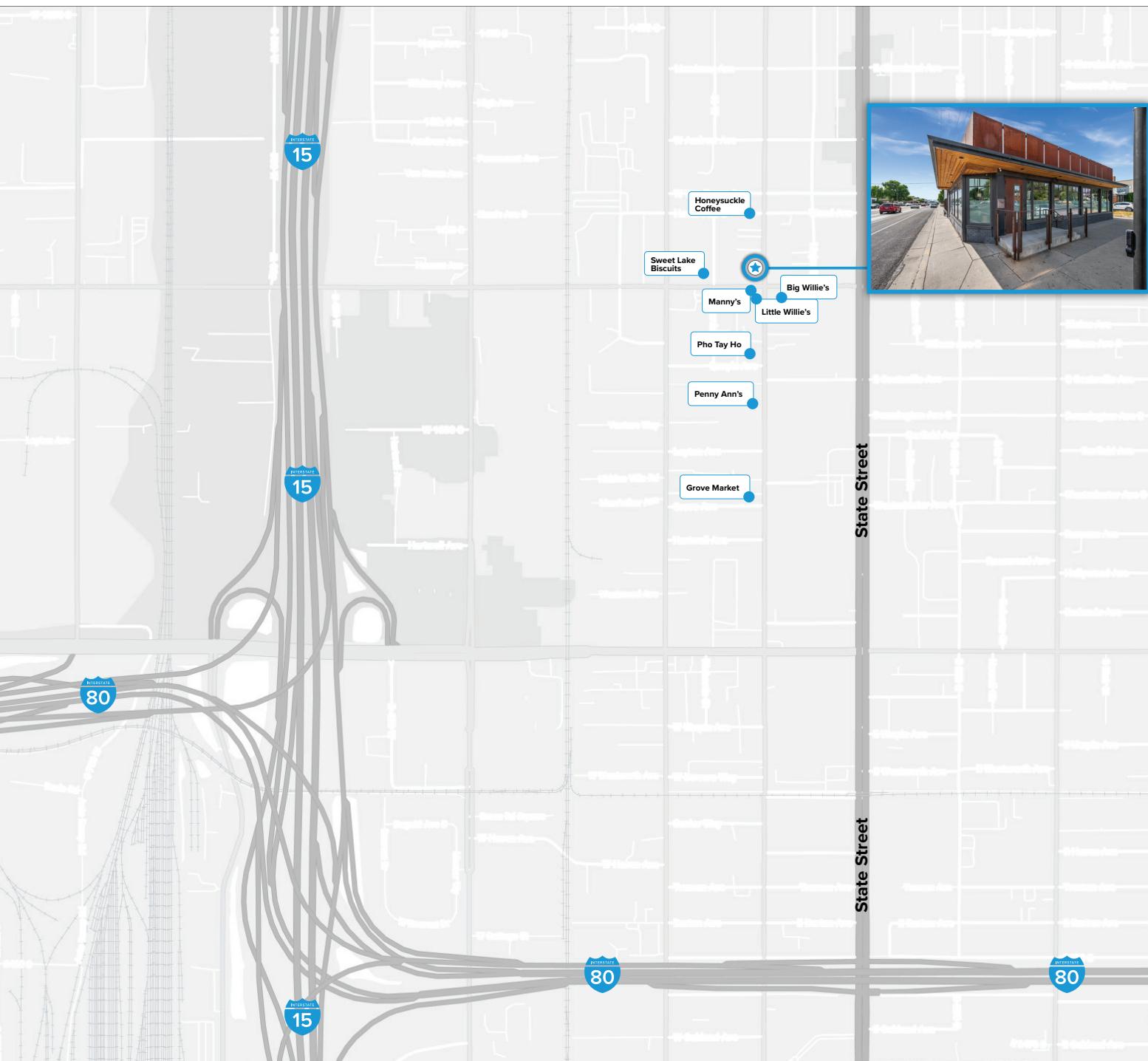
FOR LEASE // OFFICE / RETAIL

1680 S Main Street

Salt Lake City, Utah 84115



Nearby Amenities



801.441.8563 // 1240 E 2100 S, Suite 600, Salt Lake City, UT 84106 // wincre.com

Disclaimer: Windermere Commercial Real Estate Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.