



FOR LEASE

987 N State Rd 198
Salem, UT 84653

- Car Wash Anchored Retail Site In Beautiful Salem, Ut.
- Near Local Grocery
- New Housing Development
- Located On The Main Hwy

± 1.5 ACRES | LAND

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Zach Hatch

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Property Specs

LEASE RATE **\$1.50 SF + NNN**

LOT SIZE | ACRES **± 1.5 Acres**

TAX ID **30-002-0110**

TYPE **Land | Retail/Office**

- Car Wash Anchored Retail Site In Beautiful Salem, UT.
- Near Local Grocery
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SUMMARY



OR TEXT 23512 TO 39200

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

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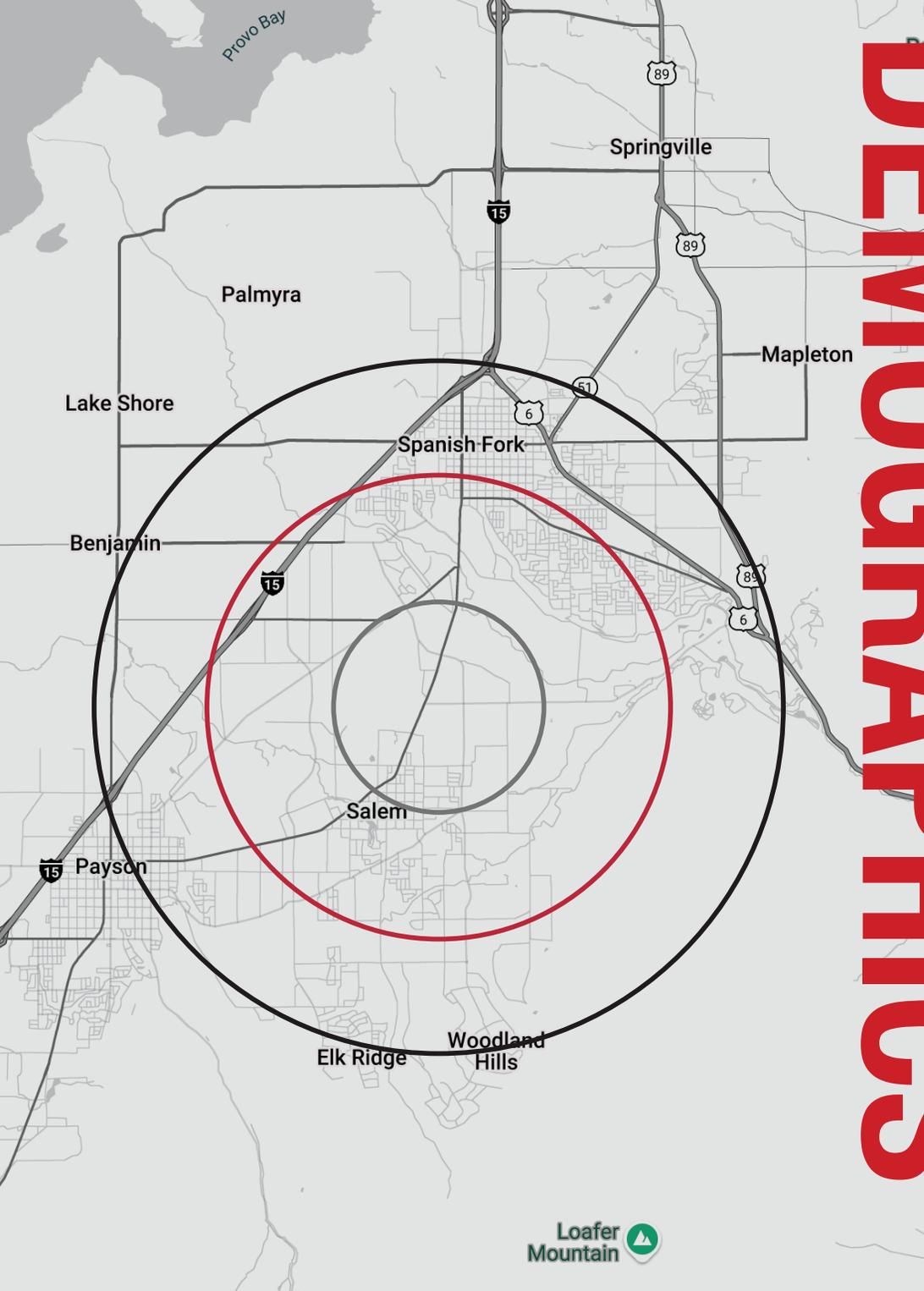
PHOTOS



AREA MAP



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



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2025 Population | 3,163 | 35,522 | 89,377 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2025 Households | 911 | 9,974 | 25,192 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2025 Average HH Income | \$151,121 | \$142,666 | \$134,719 |

Traffic Counts

| STREET | AADT |
|--------|--------|
| SR-198 | 15,000 |

Cities Nearby

| | |
|----------------------|-----------|
| Provo, Utah | 13 miles |
| Salt Lake City, Utah | 56 miles |
| Saint George, Utah | 248 miles |
| Las Vegas, Nevada | 366 miles |
| Boise, Idaho | 393 miles |
| Denver, Colorado | 475 miles |



TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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