

GROCERY ANCHORED PAD

MW

FOR LEASE



PROPERTY DETAILS

Up to 2,100 SF
870 NORTH SR 198, SALEM, UT 84653

- Up to 2,100 SF Available
- Rate: TBD
- Now under construction
- McDonald's, Dollar Tree & O'Reilly NOW OPEN
- Excellent Visibility on SR 198
- Underserved Trade Area

SURROUNDING TENANTS



2023 DEMOS

EST. POPULATION

1 MILE » 4,551
3 MILE » 24,623
5 MILE » 85,221

EST. HOUSEHOLDS

1 MILE » 1,309
3 MILE » 6,675
5 MILE » 23,593

EST. AVERAGE HH INCOME

1 MILE » \$126,708
3 MILE » \$132,945
5 MILE » \$117,456



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

ADAM HAWKES

ahawkes@mtwest.com
direct 801.416.1034

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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.mtnwest.com

WEST FACING



SOUTH FACING



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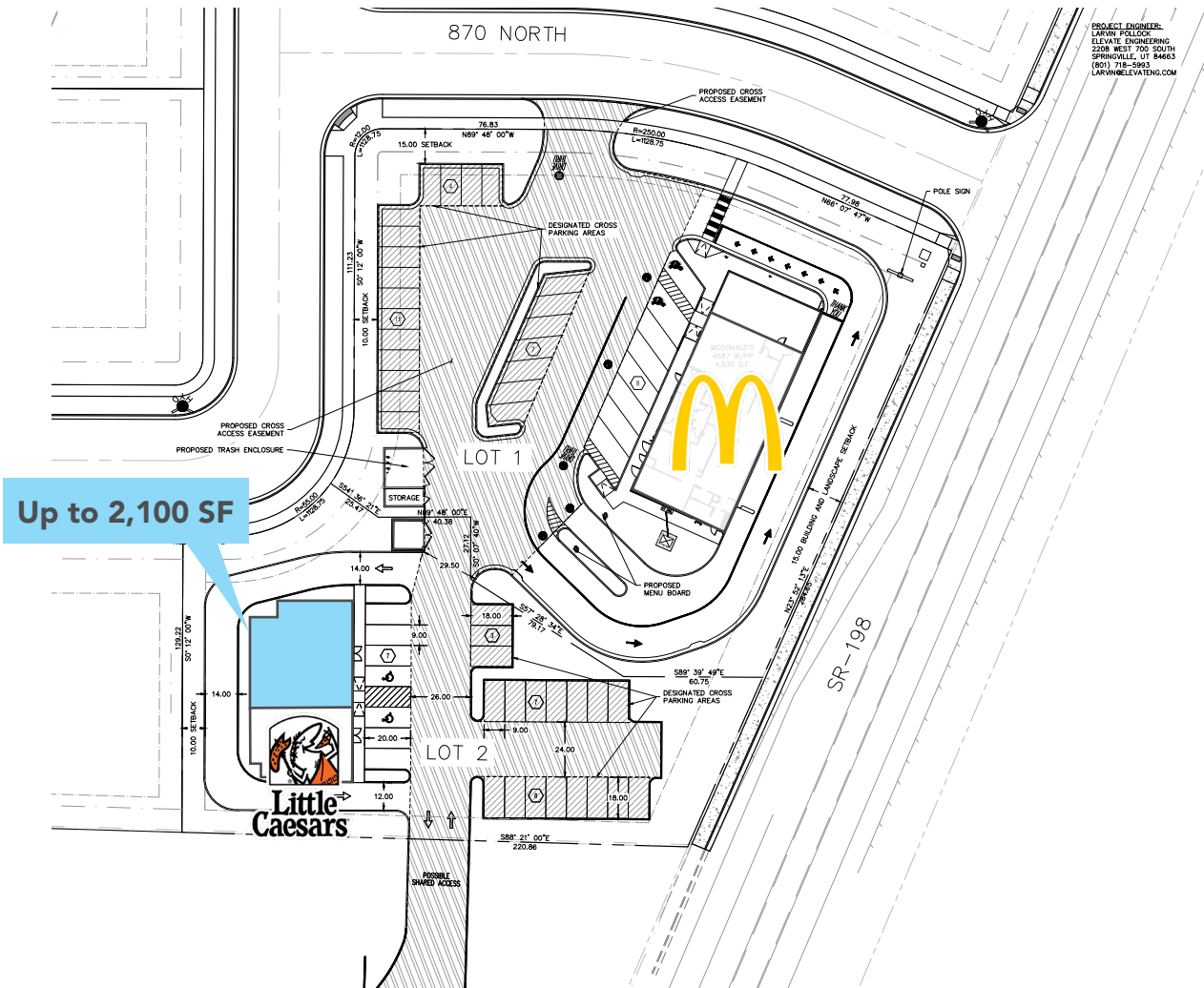
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SITE PLAN



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
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Single Family Permits

-  2022 (381)
-  2021 (480)
-  2020 (371)
-  2019 (448)
-  2018 (351)
-  2017 (308)
-  2016 (286)

Multi Family Permits

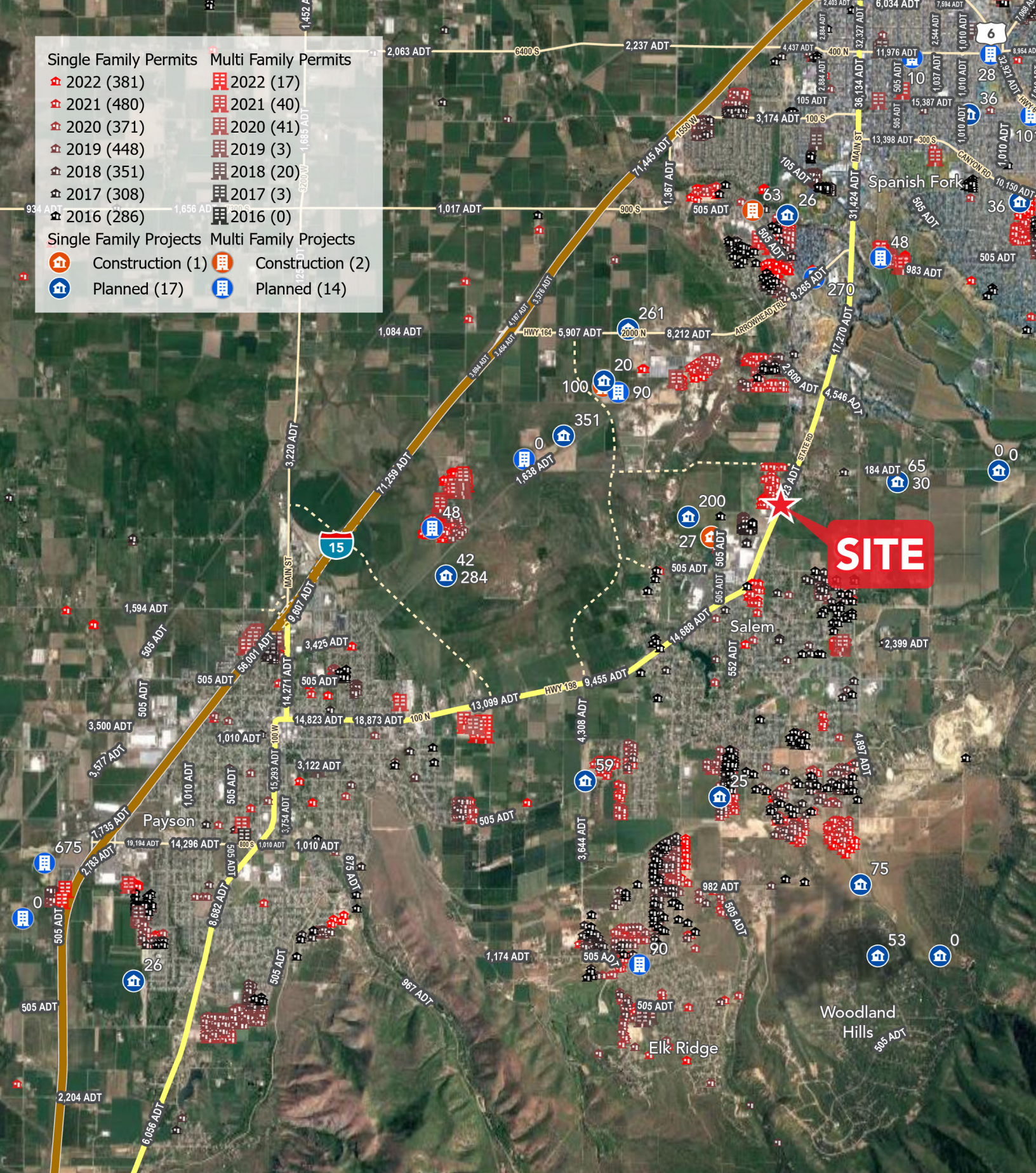
-  2022 (17)
-  2021 (40)
-  2020 (41)
-  2019 (3)
-  2018 (20)
-  2017 (3)
-  2016 (0)

Single Family Projects

-  Construction (1)
-  Planned (17)

Multi Family Projects

-  Construction (2)
-  Planned (14)



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