



555 W SR 164
Salem, UT 84653

± 800-11,000 SF | MEDICAL OFFICE | SUBLEASE

Property Specs

| | |
|----------------------|--------------------------------|
| SUBLEASE PRICE | \$32/SF/NNN |
| SPACE AVAILABLE SF | ±800-11,000 SF |
| TYPE | Office Medical Office |
| TAX ID | 66-483-0001 |
| TERM | up to 11.5 years |

- Existing second generation pharmacy space
- Shell space available
- Up to 11,000 feet available
- Located on one of the fastest growing areas in Utah County
- TI allowance available
- Contact agent for more information



FOR MORE INFO
CLICK HERE

OR TEXT 23006 TO 39200
Message frequency will vary. Message and data rates
may apply. Reply HELP for help or STOP to cancel.

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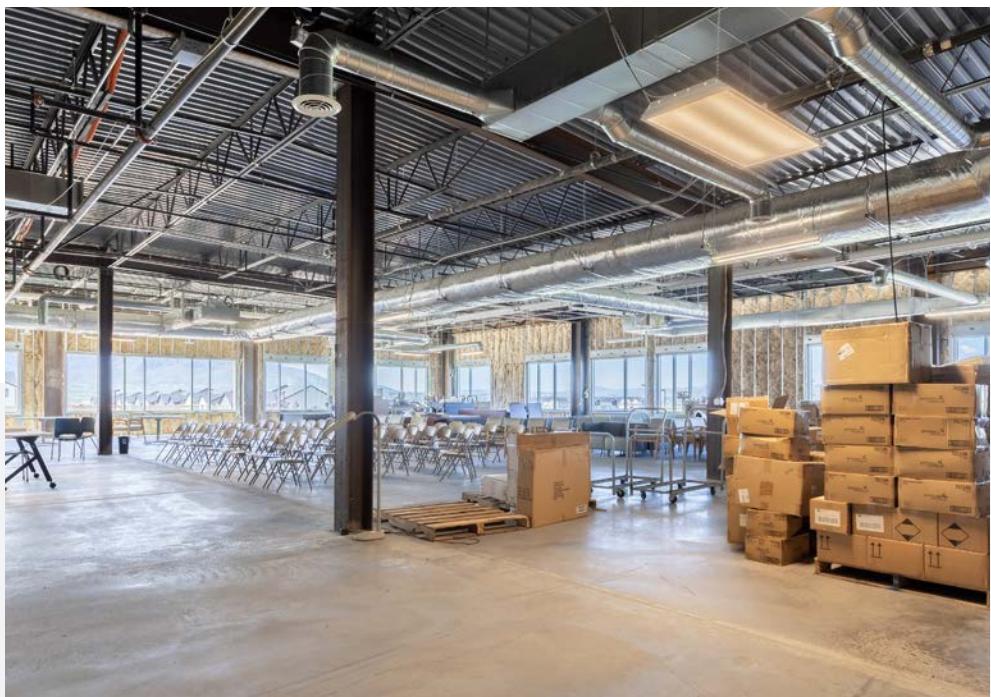
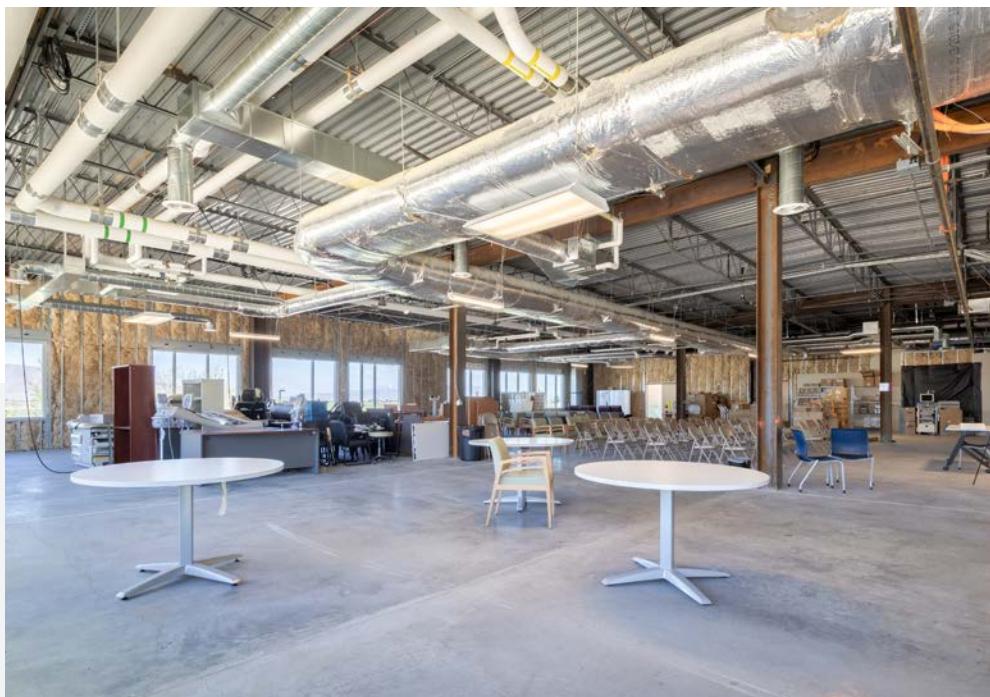
PHOTOS



PHOTOS



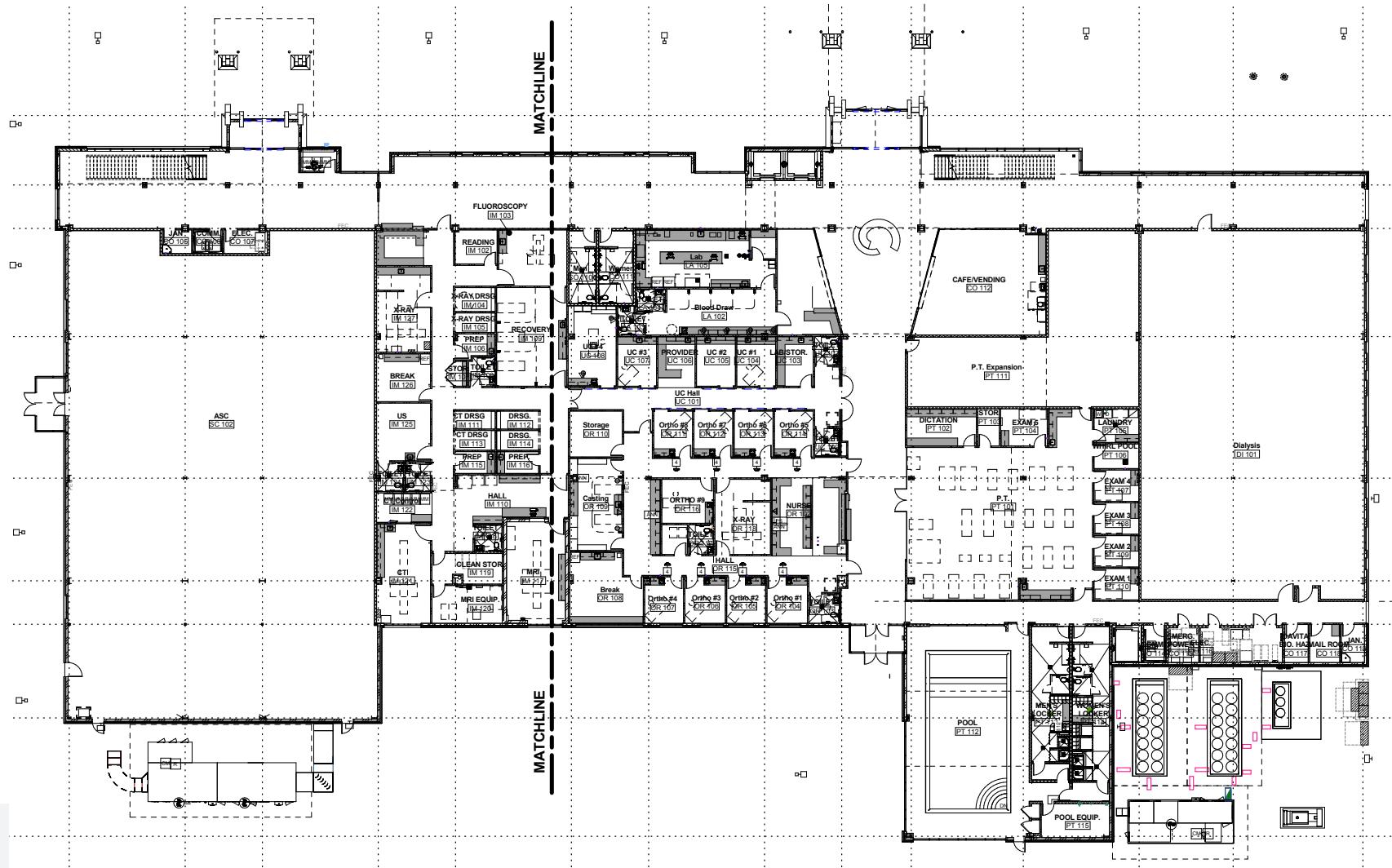
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FOURTH FLOOR PLAN



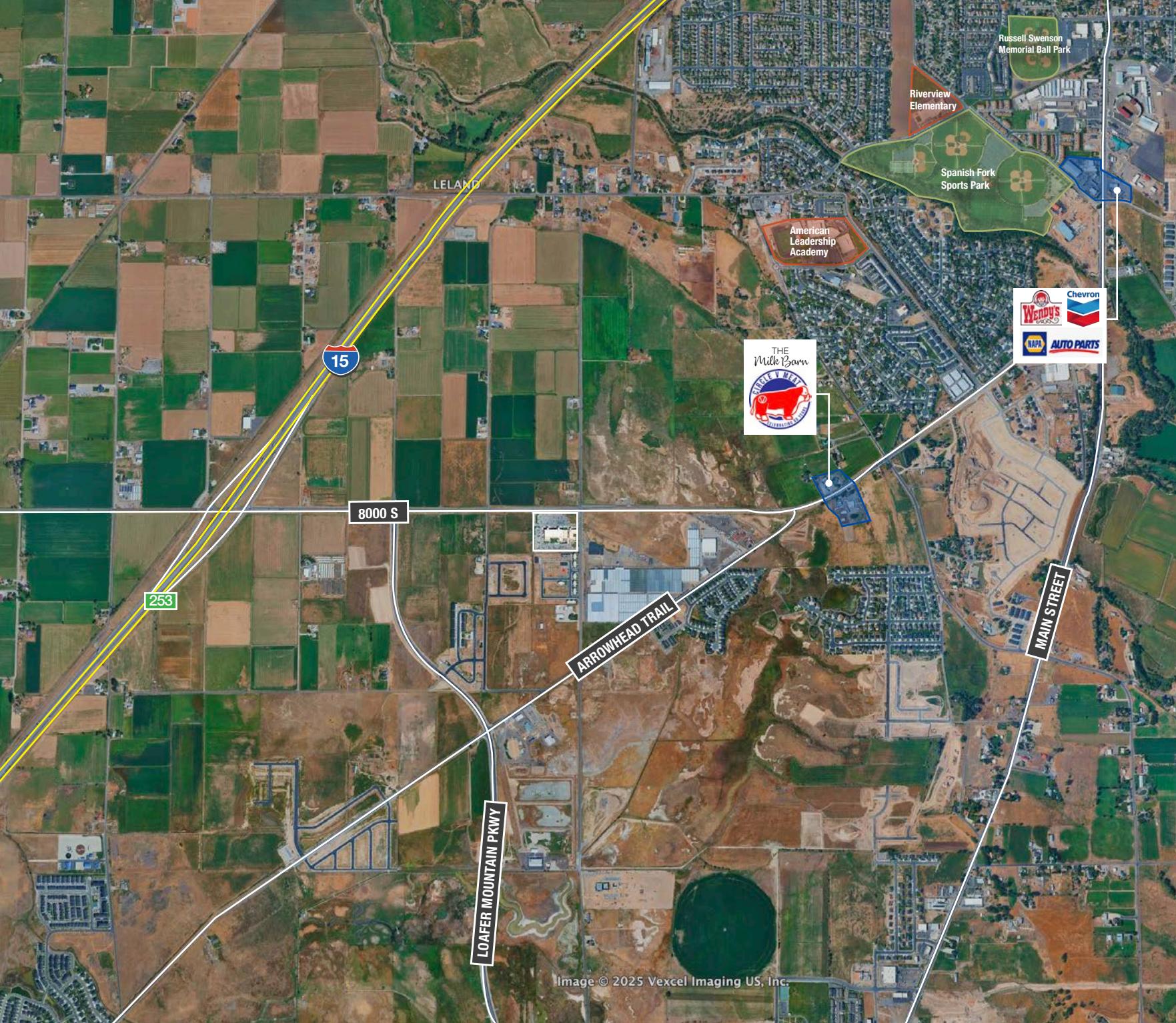
First Floor

LOOR PLAN



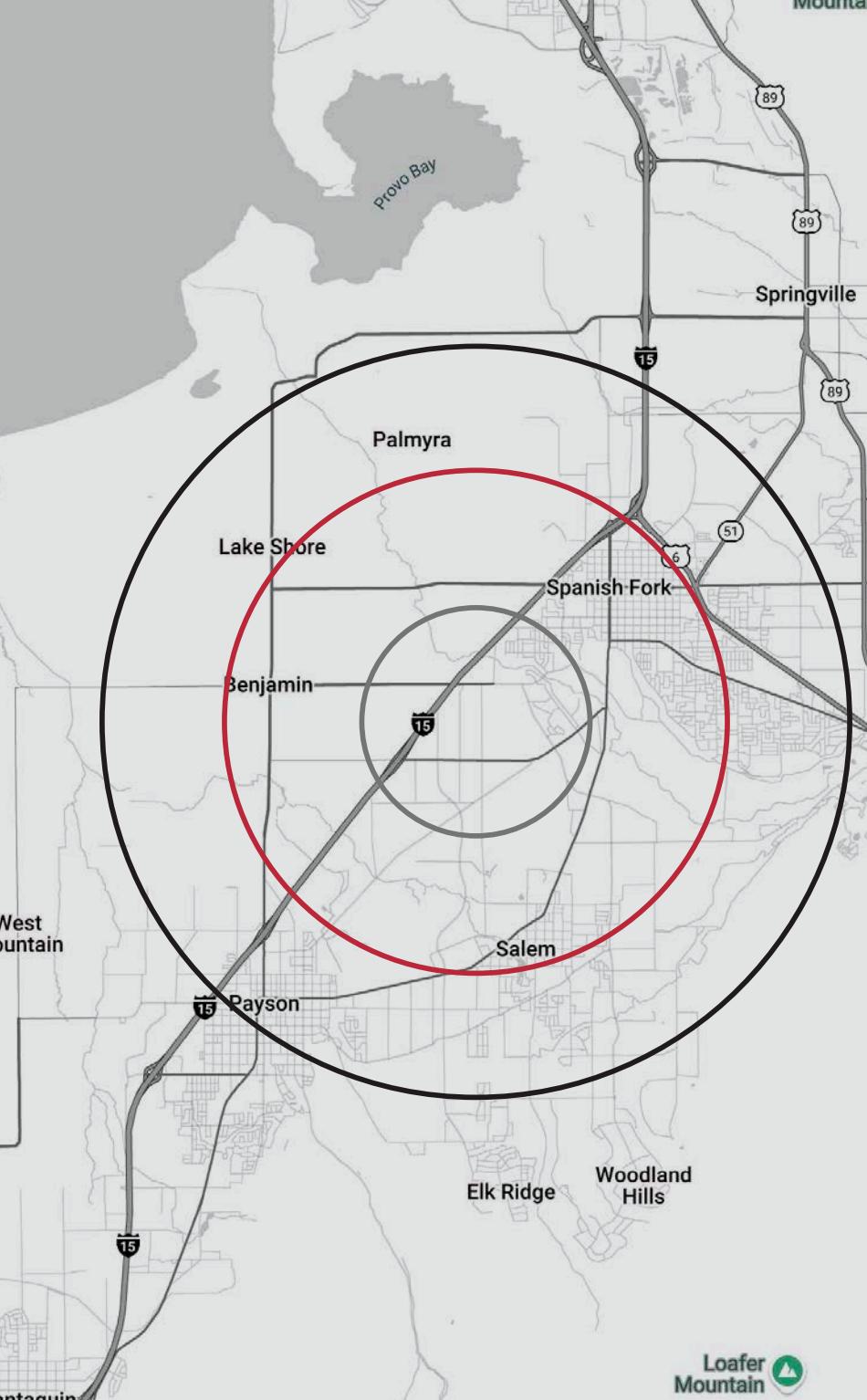
Second Floor

AREAWAY MAP



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

DEMOGRAPHICS



| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 565 | 28,376 | 83,743 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 144 | 8,293 | 23,277 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$147,366 | \$124,413 | \$127,075 |

Traffic Counts

| STREET | AADT |
|--------|--------|
| 8000 S | 6,000 |
| I-15 | 73,000 |

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

Terms and Conditions

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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