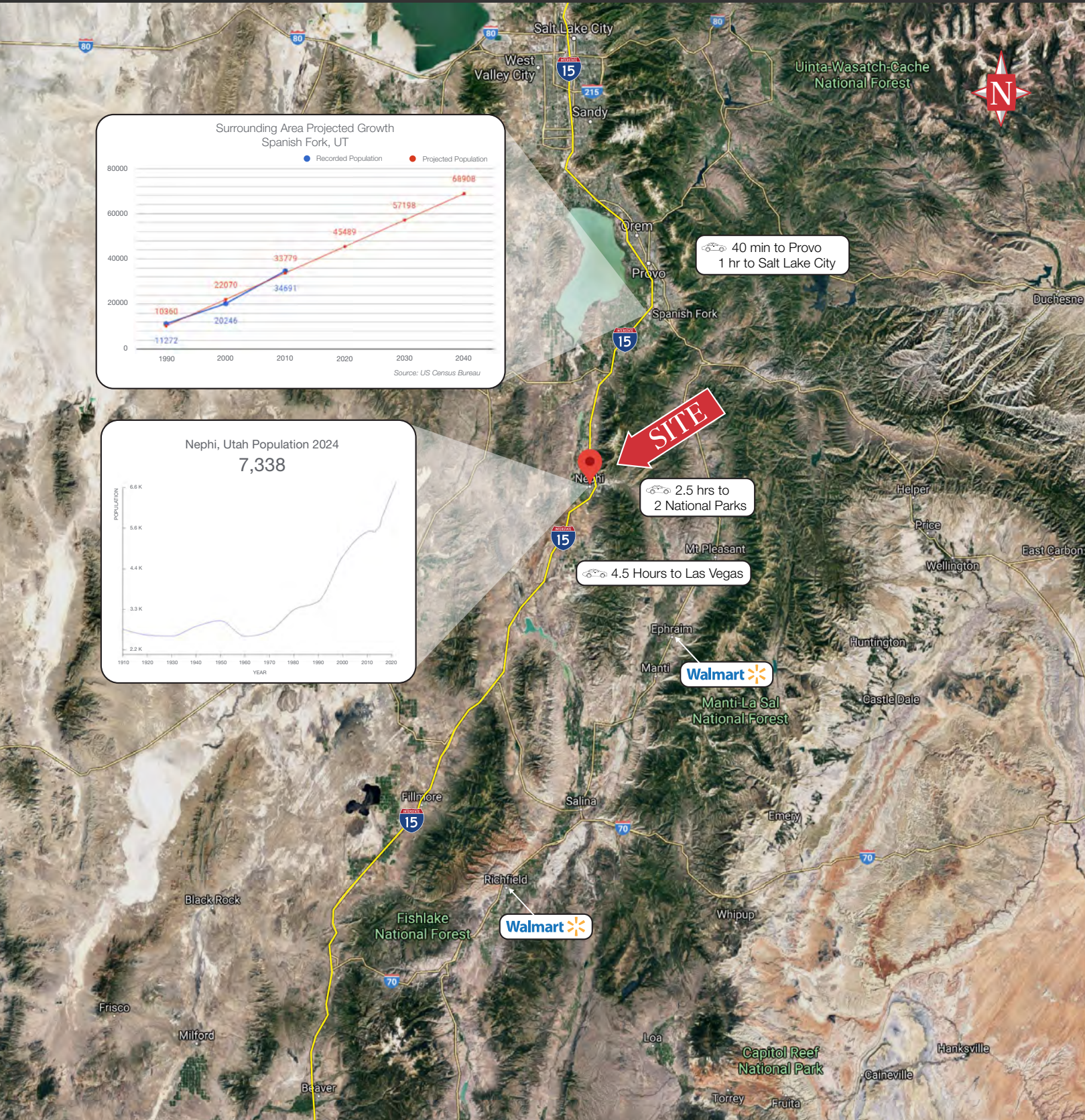


Nephi Ground Lease / Build-to-Suit

Approx. 1500 South Main Street
Nephi, UT 84648



RETAIL | GROUND LEASE / BTS

PROPERTY INFORMATION

- > \$78,000/yr ground lease
- > Lot 2: 0.90 AC (39,276 SF)
- > Direct access off of I-15 (The primary route connecting Salt Lake City and Las Vegas)
- > Traffic count on I-15: 37,000 cars per day

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2024 EST	7,637	7,979	11,063
2029 PROJ	8,493	8,881	12,026

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2024 EST	2,324	2,419	3,318
2029 PROJ	2,614	2,724	3,650

INCOME	3 MILE	5 MILE	10 MILE
2024 AVG	\$99,474	\$99,732	\$105,366
2024 MED	\$90,820	\$91,665	\$90,933

Source: ESRI 2024

