



FOR LEASE

750 Merrill Rd
Washington, UT 84780

- Ground lease or build to suit
- High-traffic, lighted intersection in Washington Fields
- Rapidly growing area

± 0.8 Acres | Land Retail/Office

Property Specs

LEASE PRICE **\$87,000 Annual Lease**

LOT SIZE **± 0.8 Acres**

TYPE **Land | Retail/Office**

ZONING **C-1**

- Ground lease or Build to suite
- It is located on a high-traffic-lighted intersection in the Washington Fields area.
- Situated in a rapidly growing area
- Excellent location for Retail or Office
- Owner/Agent



OR TEXT 22815 TO 39200

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

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SUMMARY



PHOTOS

Paved lot with all utilities to site.
Ground Lease or build-to-suite Available.



AREA MAP



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



DEMOGRAPHICS

POPULATION

2024 Population

HOUSEHOLDS

2024 Households

INCOME

2024 Average HH Income

1-mile

8,076

1-mile

2,532

1-mile

\$142,973

3-mile

61,895

3-mile

20,237

3-mile

\$123,460

5-mile

100,702

5-mile

34,047

5-mile

\$115,040

Traffic Counts

STREET

Mall Dr / Merrill Rd

3000 E / Sandia Rd

AADT

24,700

28,700

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 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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Summary Documents

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