

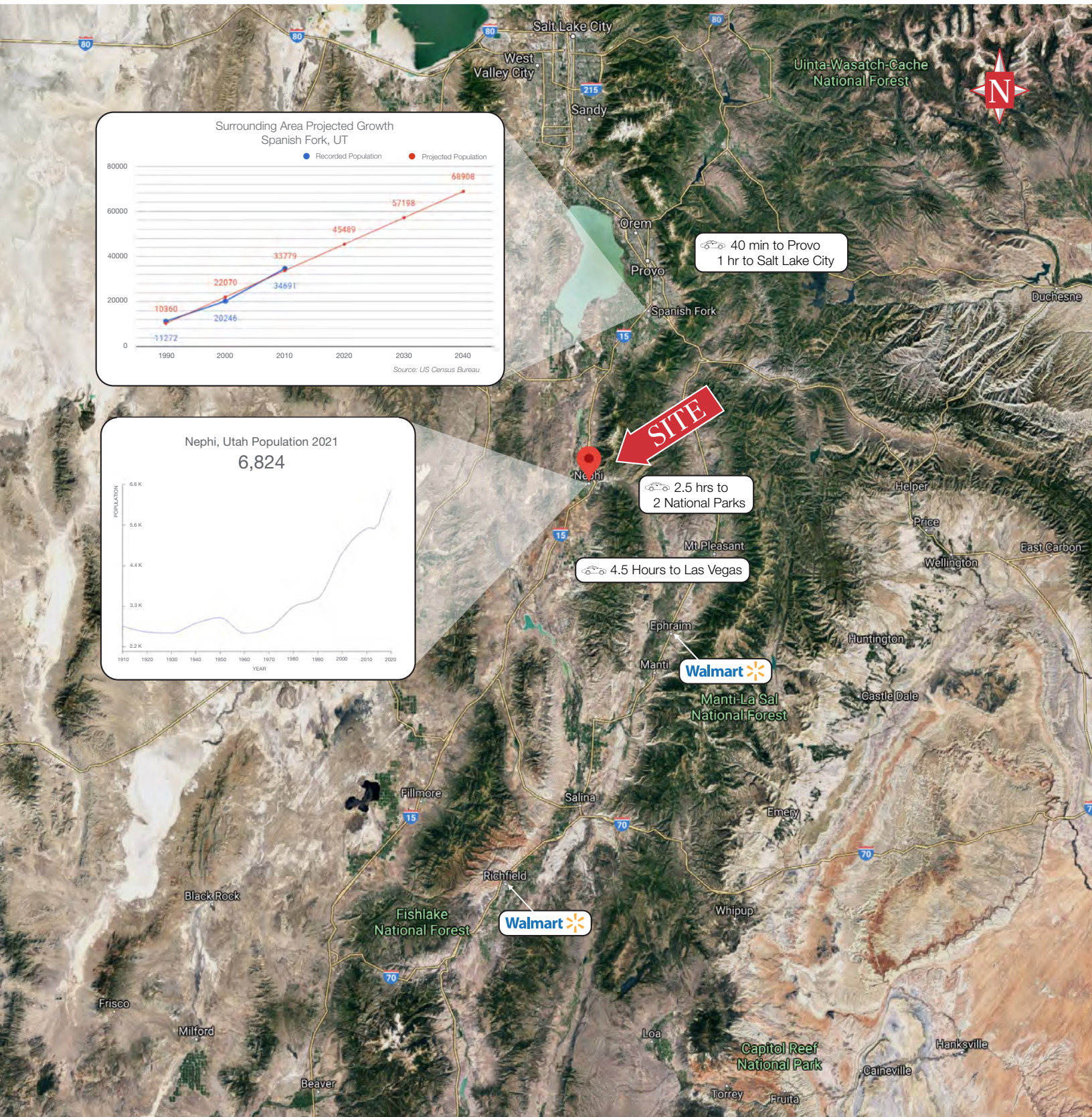
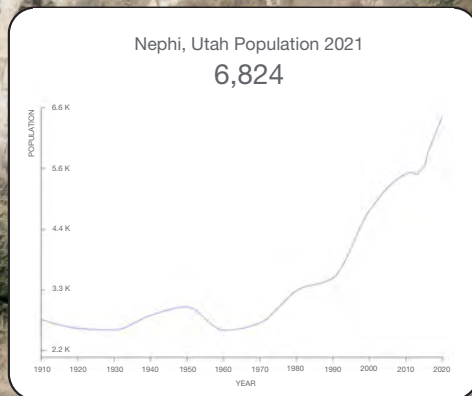
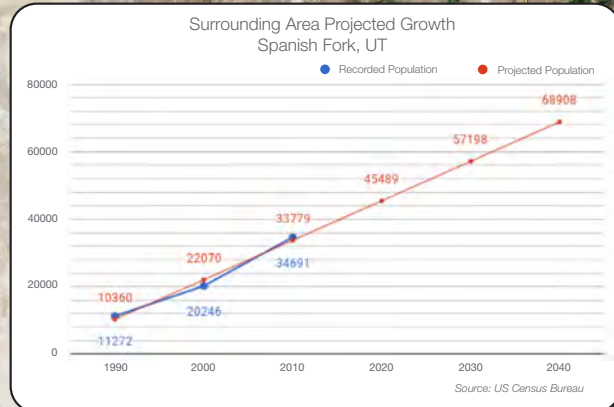
1598 South Main Street, Nephi, UT 84648

LAND  
FOR SALE

# Nephi Commercial Land

1598 South Main Street  
Nephi, UT 84648

LAND  
FOR SALE



## PROPERTY INFORMATION

- > Sale price: \$12.00 - \$14.00 PSF
- > 13 acre parcel
- > Can be divided into 1-13 acre lots
- > Zoned (HC) Highway Commercial
- > Great for Retail/Hospitality/Fuel/Food
- > I-15 visibility
- > Pole sign planned
- > Traffic count on I-15: 21,000 cars per day
- > Traffic count on Main St: 5,400 cars per day

## DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
<b>POPULATION</b>			
2020 EST	6,630	9,646	20,877
2025 PROJ	7,491	10,989	23,871
<b>HOUSEHOLDS</b>			
2020 EST	2,120	2,961	6,163
2024 PROJ	2,222	3,124	6,626
<b>INCOME</b>			
2020 AVG	\$76,440	\$79,783	\$81,711
2020 MED	\$64,093	\$66,644	\$68,500

Source: Sites USA 2021



7455 Union Park Avenue Ste. A, Midvale, Utah 84047

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