



OFFICE BUILDING FOR LEASE

SALEM MEDICAL OFFICE

Corner Of SR164 & Loafer Mountain Parkway, Salem, UT 84653



Property Description

New Medical Office available for lease coming online in Salem, Utah! This project will bring needed services to the rapidly growing South Utah County market. Leasing is easy with generous TI Allowances offered to well qualified Tenants. Want to be an owner? Ownership opportunities still available!

Property Highlights

- Delivery Expected Q2 2027
- Restricted to Medical / Dental users
- Parked at 5/1000 ratio
- Brand New Construction!
- Immediate access to I-15
- Ownership opportunities available

Offering Summary

Lease Rate	\$30 SF/yr (NNN)
Building SF	21,000 SF
Parking Ratio	5/1000

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	316	5,762	21,376
Total Population	1,137	19,795	75,368
Average HH Income	\$124,762	\$111,405	\$112,594

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NEARBY GROWTH

NEW SALEM
MASTER PLAN
150 Acres
1,900+ Units

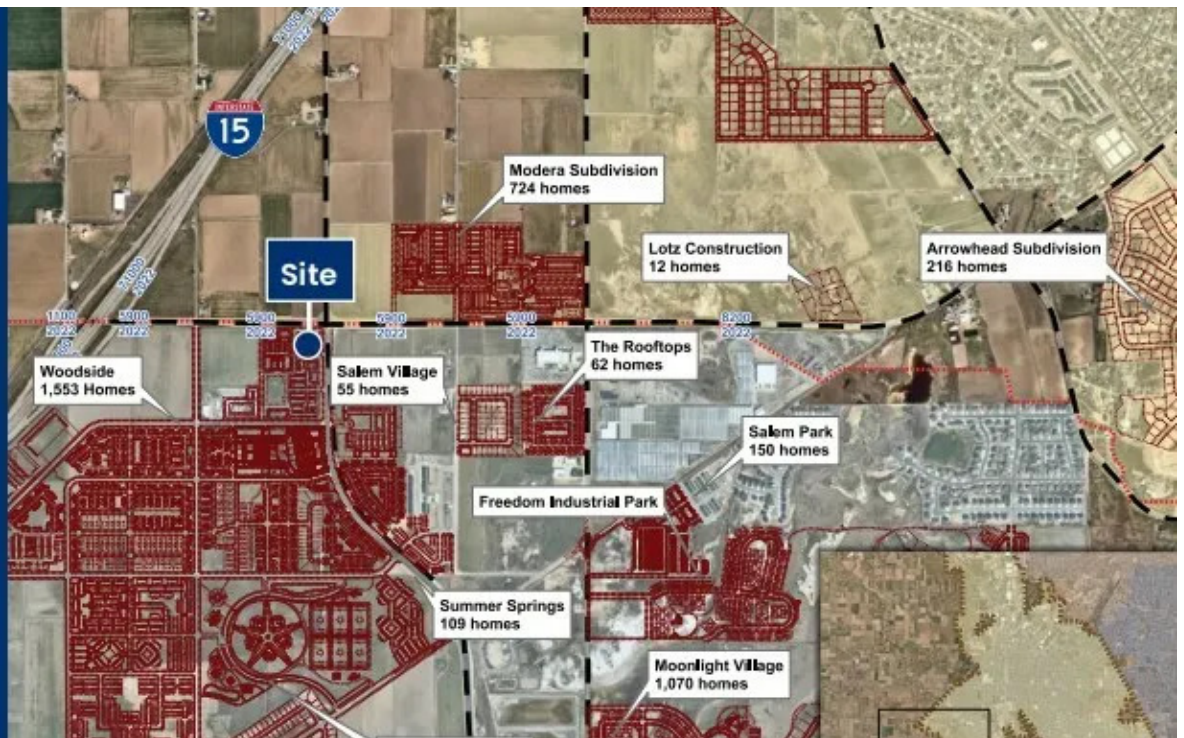
ARROWHEAD
SPRINGS
1,500+ Units

MODERA
700+ Units

VIRIDIAN FARMS
3,000+ Units

THREE BRIDGES
600+ Units

SALEM FIELDS
350+ Units



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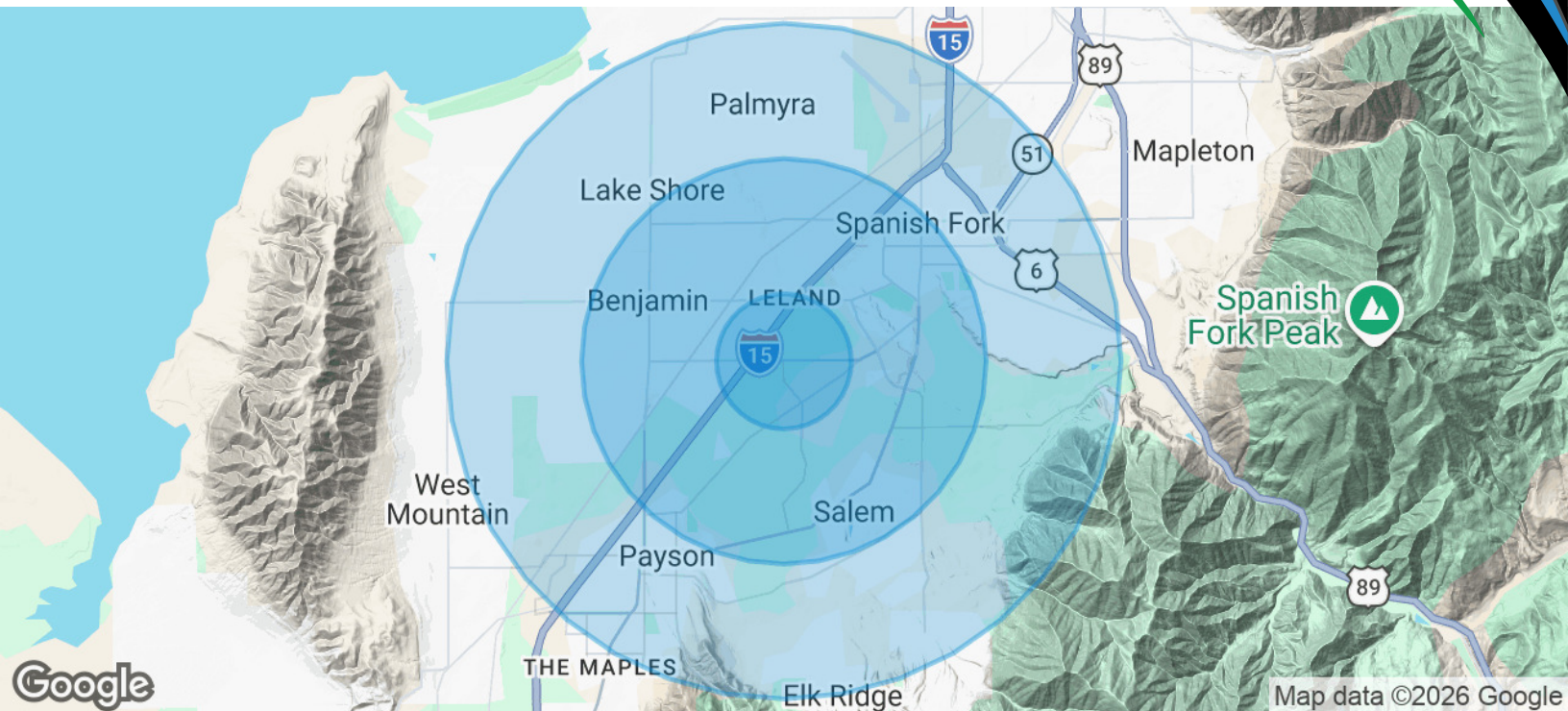




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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,137	19,795	75,368
Average Age	28.8	28.4	28.1
Average Age (Male)	29.9	29.3	28.0
Average Age (Female)	27.8	27.4	28.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	316	5,762	21,376
# of Persons per HH	3.6	3.4	3.5
Average HH Income	\$124,762	\$111,405	\$112,594
Average House Value	\$625,900	\$515,932	\$490,664

2023 American Community Survey (ACS)

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