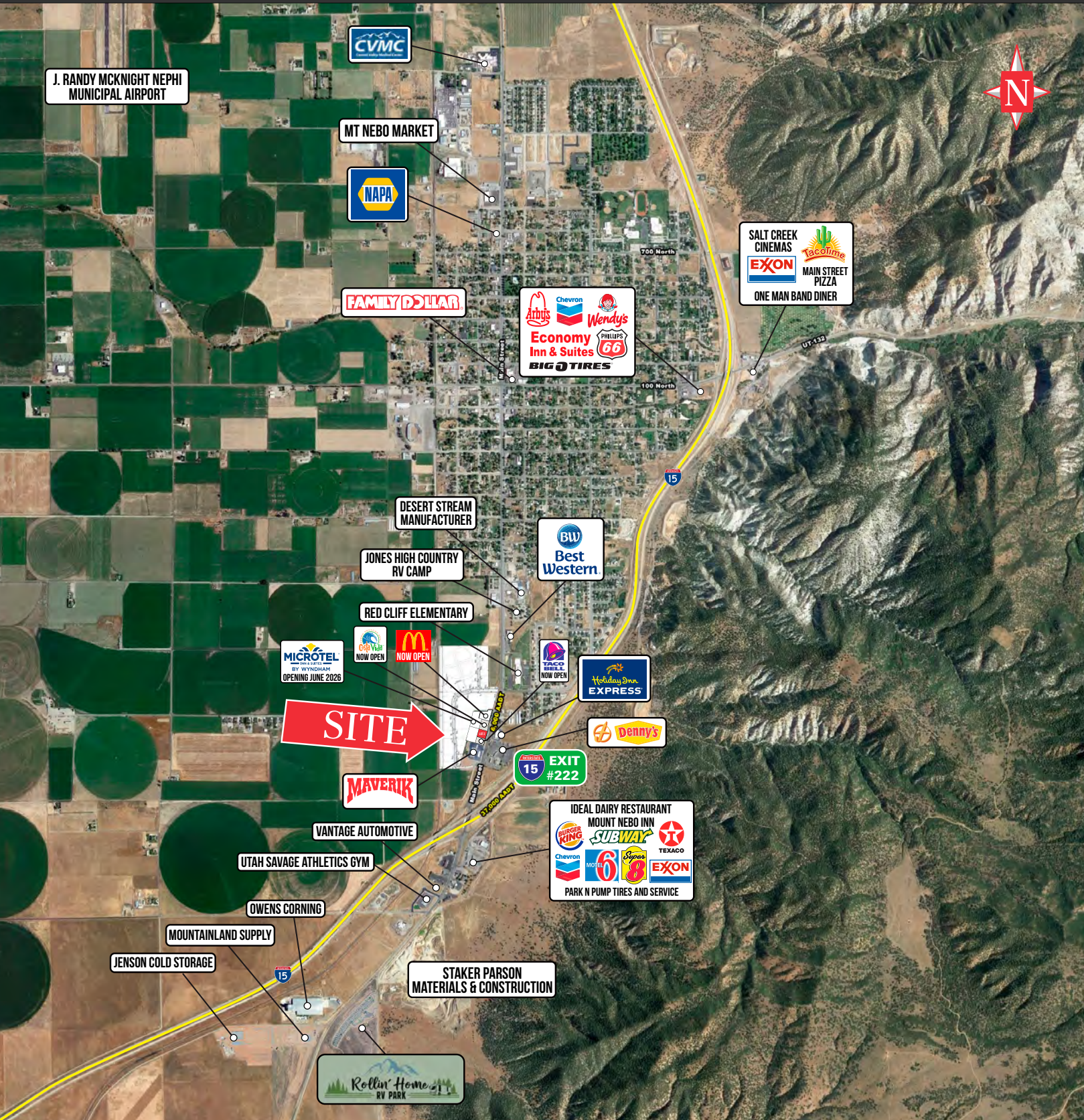


Reed Ridge Retail

1508 South Main Street
Nephi, UT 84648



RETAIL | FOR LEASE

PROPERTY INFORMATION

- > \$39.00 PSF NNN
- > (1) 947 SF In-line space
- > 48 parking stalls
- > 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
- > Co-tenants/nearby tenants:

Beans & Brews
COFFEE HOUSE

CENTRAL
BANK

MAVERIK

Jersey Mike's
SUBS

TACO BELL

Costa Vida

McDonald's

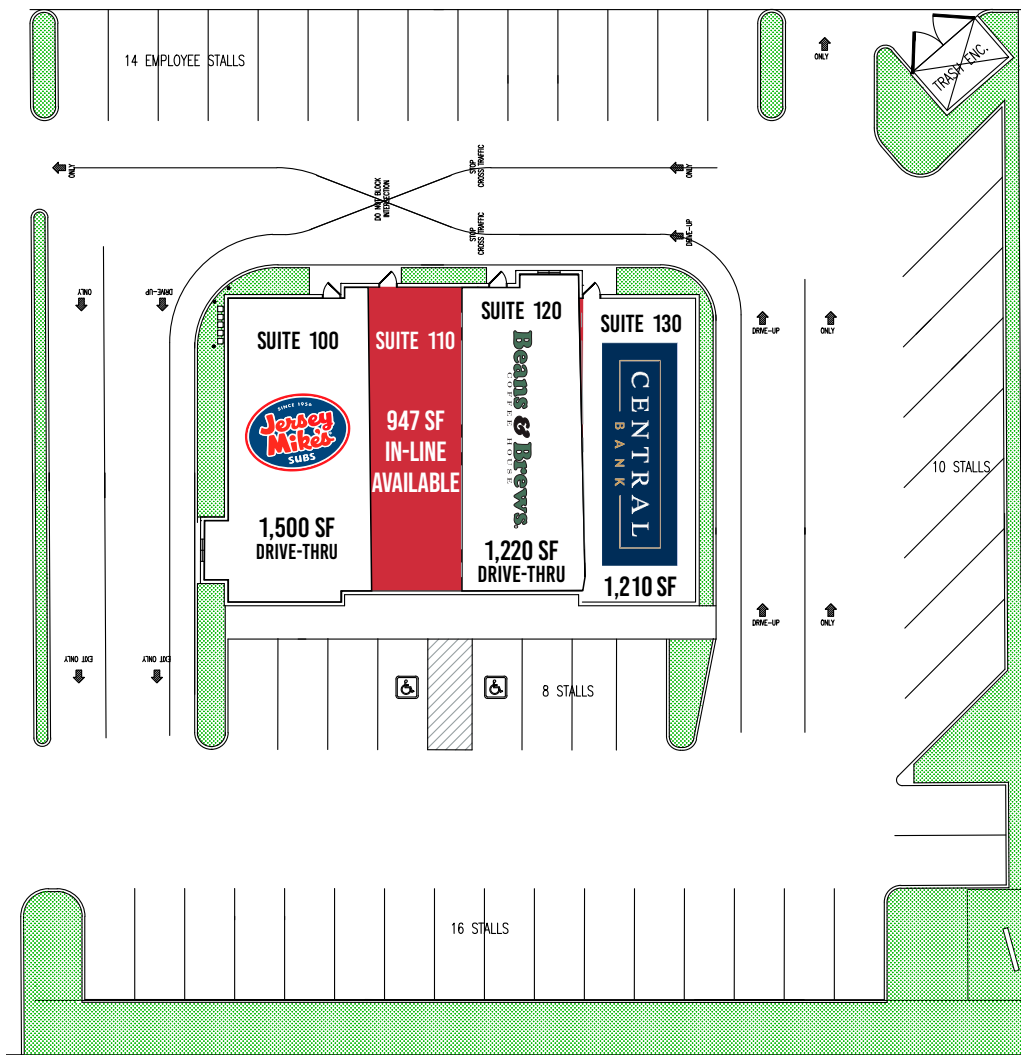
DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2025 EST	8,224	8,376	11,483
2030 PROJ	9,166	9,339	12,562

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 EST	2,521	2,565	3,480
2030 PROJ	2,838	2,890	3,852

INCOME	3 MILE	5 MILE	10 MILE
2025 AVG	\$98,014	\$98,274	\$100,202
2025 MED	\$89,167	\$89,536	\$87,932

Source: ESRI 2025



SIGN

