

1101 SOUTH MAIN STREET

1101 South Main Street | Smithfield, UT



HIGHLIGHTS

- AVAILABLE FOR SALE OR LEASE
- +/- 0.7 ACRES AVAILABLE - \$12 PSF
- 1,200-2,839 SF WITH DRIVE THRU
\$50 PSF NNN \$6.50
- 38,000 AVERAGE DAILY TRAFFIC
- SIGNALIZED INTERSECTION
- GREATER LOGAN AREA IS TOP 10 IN US FOR GROWTH

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SITE PLAN



County Trans Projects

- Primary Arterial
- 3 Lane Oneway Street; Minor Arterial; Minor Arterial Road; Minor Arterial
- Collector Connection Road; Collector Road

Smithfield Transportation Plan

- Major Collector, Future
- Minor Arterial, Future
- Minor Collector, City Future
- Minor Collector, Regional Future

Hyde Park Transportation Plan

- Collector (66' ROW), Construction, ROW Acquisition
- Arterial (80' ROW), Construction, ROW Acquisition
- Industrial (66' ROW), Construction, ROW Acquisition
- Local Roads - Future
- Mountain Recreation, Construction, ROW Acquisition

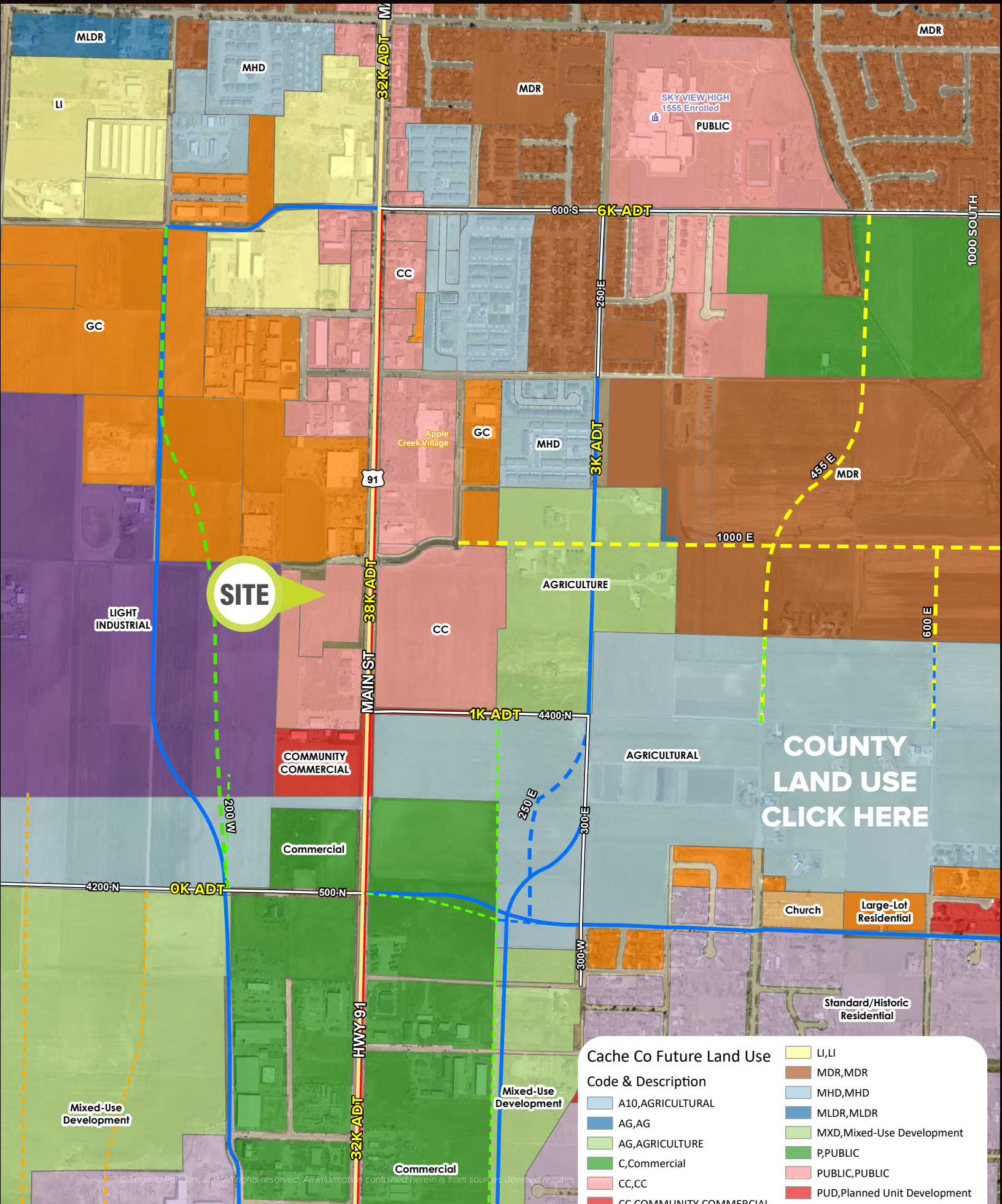
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	3,541	26,342	61,091
2030 PROJ. POPULATION	3,534	26,761	61,369
2025 EST. HOUSEHOLDS	1,102	7,823	19,074
2025 EST. AVG HH INCOME	\$95,597	\$127,395	\$103,766
2025 EST. BUSINESSES	147	776	2,025
2025 EST. DAYTIME POPULATION	1,066	6,532	21,631

TRAFFIC

MAIN STREET
38,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS



SITE

**COUNTY
LAND USE
CLICK HERE**

Cache Co Future Land Use

Code & Description	Color
LI, LI	Light Yellow
MDR, MDR	Brown
MHD, MHD	Light Blue
MLDR, MLDR	Dark Blue
MXD, Mixed-Use Development	Light Green
P, PUBLIC	Green
PUBLIC, PUBLIC	Pink
PUD, Planned Unit Development	Red
CC, CC	Light Purple
CC COMMUNITY COMMERCIAL	Dark Purple
AG, AG	Blue
AG, AGRICULTURE	Light Green
C, Commercial	Green
Commercial	Light Green
COMMUNITY COMMERCIAL	Red
AGRICULTURAL	Light Blue
AGRICULTURE	Green
Church	Orange
Large-Lot Residential	Red
Standard/Historic Residential	Light Purple

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