

TOOELE MAIN STREET RETAIL

227-245 N Main St Tooele, UT 84074



Investment Realty
ADVISORS

ELLIOT ABEL

President of Commercial Leasing
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1,000 - 4,155 SF of Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This Tooele Retail Plaza is a well located strip center with ample parking (126 stalls) In the midst of Tooele's business and retail area. Amazing visibility on busy Main St!

AVAILABLE SUITES

Pad A is a 4,155 SF Building that can be demised into 3 smaller units. Those 3 units will roughly be 1,385 Square Feet each, one of which is a drive through unit.

- Square Feet: 1,385 - 4,155 SF
- Percentage (%) of building: 3.54% - 10.62%
- Lease Rate: Undisclosed
- Date Available: Proposed Project - Build to Suit

Pad B will be roughly a 1,000 SF double sided drive through, perfect for a Coffee Shop.

- Square Feet: 1,000 SF
- Percentage (%) of building: 2.56%
- Lease Rate: Undisclosed
- Date Available: Proposed Project - Build to Suit

OFFERING SUMMARY

Lease Rate:	Contact Broker - Negotiable
Lease Type:	NNN
Number of Units:	2
Available SF:	5,155
Parking Ratio:	3/1,000
ADA Parking Stalls:	6
Total Parking Stalls:	126
ADA Compliant:	Yes
AADT:	37,500
Lease Term:	3-10+ years
Available Date:	Q1 2025

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SITE & AVAILABILITY



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ADDITIONAL PHOTOS



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LOCATION MAP

