

Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

**FOR SALE OR
GROUND LEASE**



E 700 S 28,000 ADT

South Clearfield
Elementary

North Davis Junior
High School

**SALE PRICE:
\$1,200,000
LEASE RATE:
\$95,000/YR**

PROPERTY HIGHLIGHTS

- 1 Pad Available, 1.01 Acres
- Available for Sale or Ground Lease
- Zoned Commercial
- Auto, Retail, & Office Uses Permitted
- Adjacent to 3 Public Schools



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Jon Anderson
President/ Principal Broker
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
Executive Vice President
chase@andersoncrg.com
(801) 425-3655

Jake Sasser
Agent
jake@andersoncrg.com
(801) 473-7878

Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

**FOR SALE OR
GROUND LEASE**



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2022	11,318	40,432	219,579
Households			
2022	4,146	13,573	68,774
Income			
2022 Median HHI	\$56,150	\$71,148	\$92,404

Enrollment Count 2024

Clearfield High School - 1,930

North Davis Junior High - 844

South Clearfield Elementary - 455



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Jon Anderson
President/ Principal Broker
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
Executive Vice President
chase@andersoncrg.com
(801) 425-3655

Jake Sasser
Agent
jake@andersoncrg.com
(801) 473-7878

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.