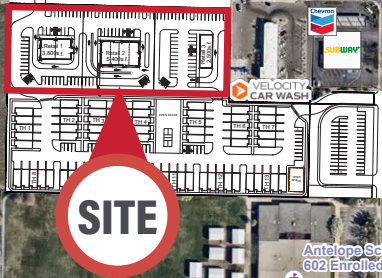


RETAIL FOR LEASE

ANTELOPE BUSINESS PARK

175 West 1700 South (Antelope Dr) | Clearfield, Utah 84015



Property Highlights

- Size: 1,800 to 3,900 SF (Drive-thru available)
- Lease Rate: Contact Agents
- Zoned C-2 (Commercial)
- 55 New Townhomes Planned Adjacent to Site
- Excellent Visibility on Antelope Drive

CONNOR DEBRY
801.557.9119

cdebry@legendcommercial.com

ALEX DEBRY
801.556.1421

adebry@legendcommercial.com

HUNTER TODD
801.808.8146

htodd@legendcommercial.com

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



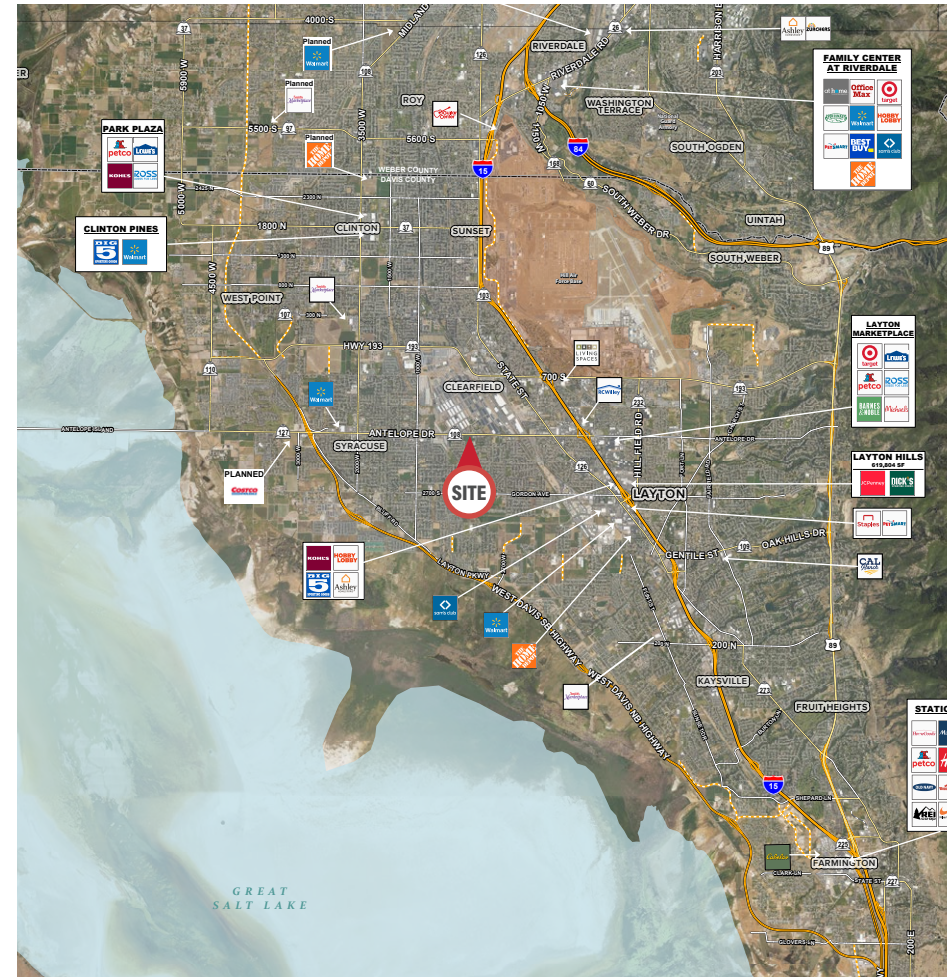
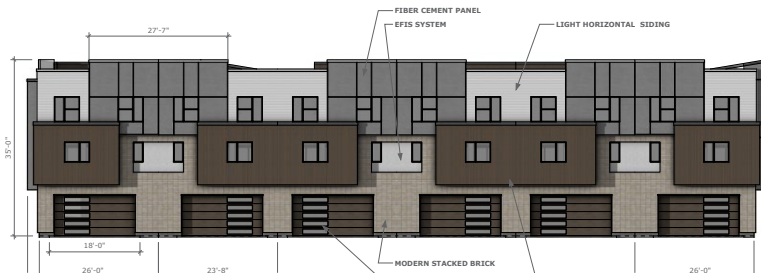
ANTELOPE BUSINESS PARK

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	13,166	101,629	194,975
2030 PROJECTED POPULATION	13,429	108,322	205,245
2025 HOUSEHOLDS	3,943	33,535	62,817
2025 AVG HH INCOME	\$123,831	\$121,565	\$128,553
2025 BUSINESSES	255	2,685	4,732
2025 DAYTIME POPULATION	1,973	26,529	45,486

TOWNHOME RENDERINGS



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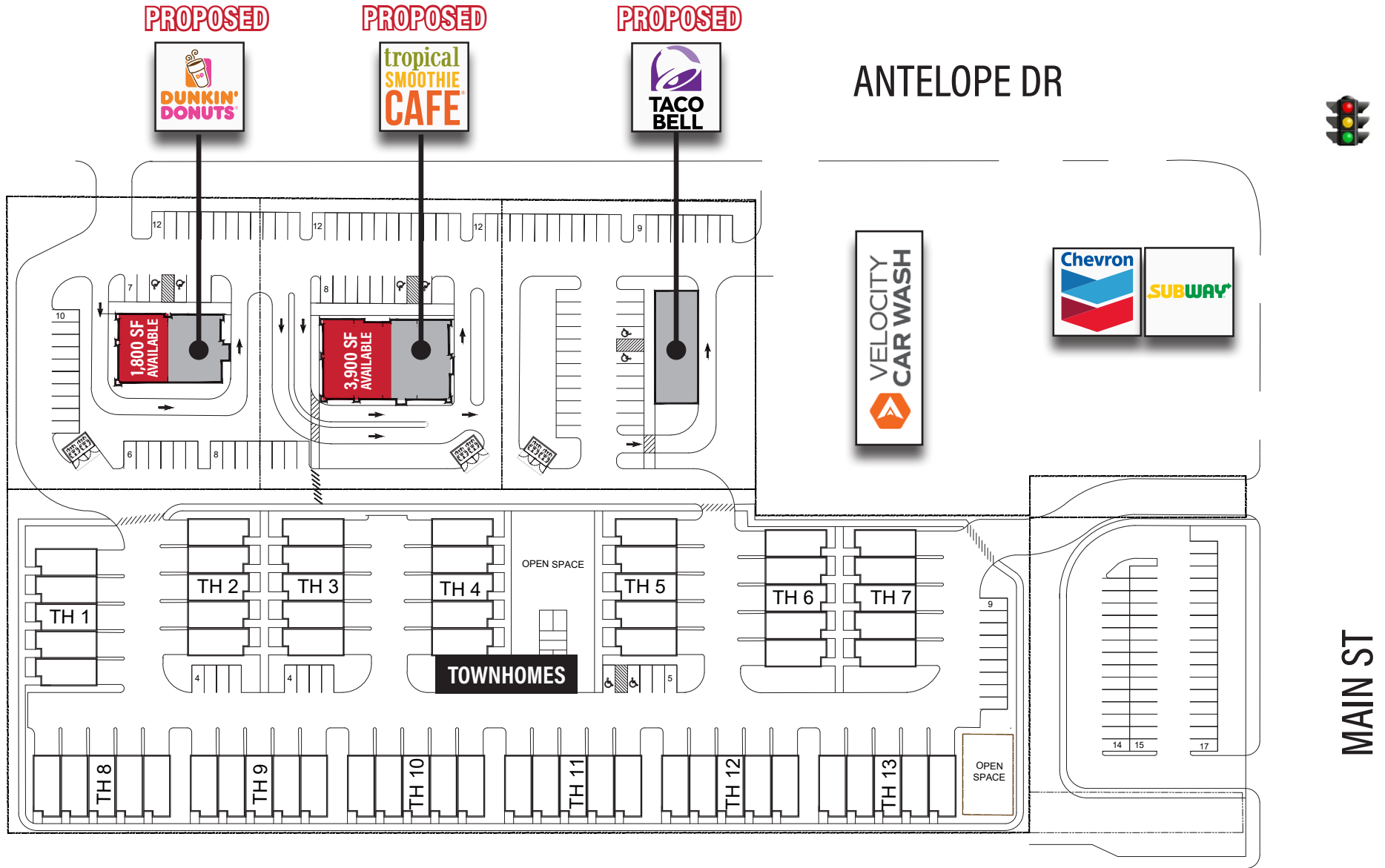
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