

# FOR LEASE

## FORMER C-STORE

1212 Wall Avenue | Ogden, Utah 84404

### Property Highlights

- Building Size: 3,000 SF
- Lot Size: 0.51 Acres
- Lease Rate: Contact Agent
- Highly Visible Corner Location
- Zoned: CP-2 (Community Commercial)



TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

jmill@legendcommercial.com

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS



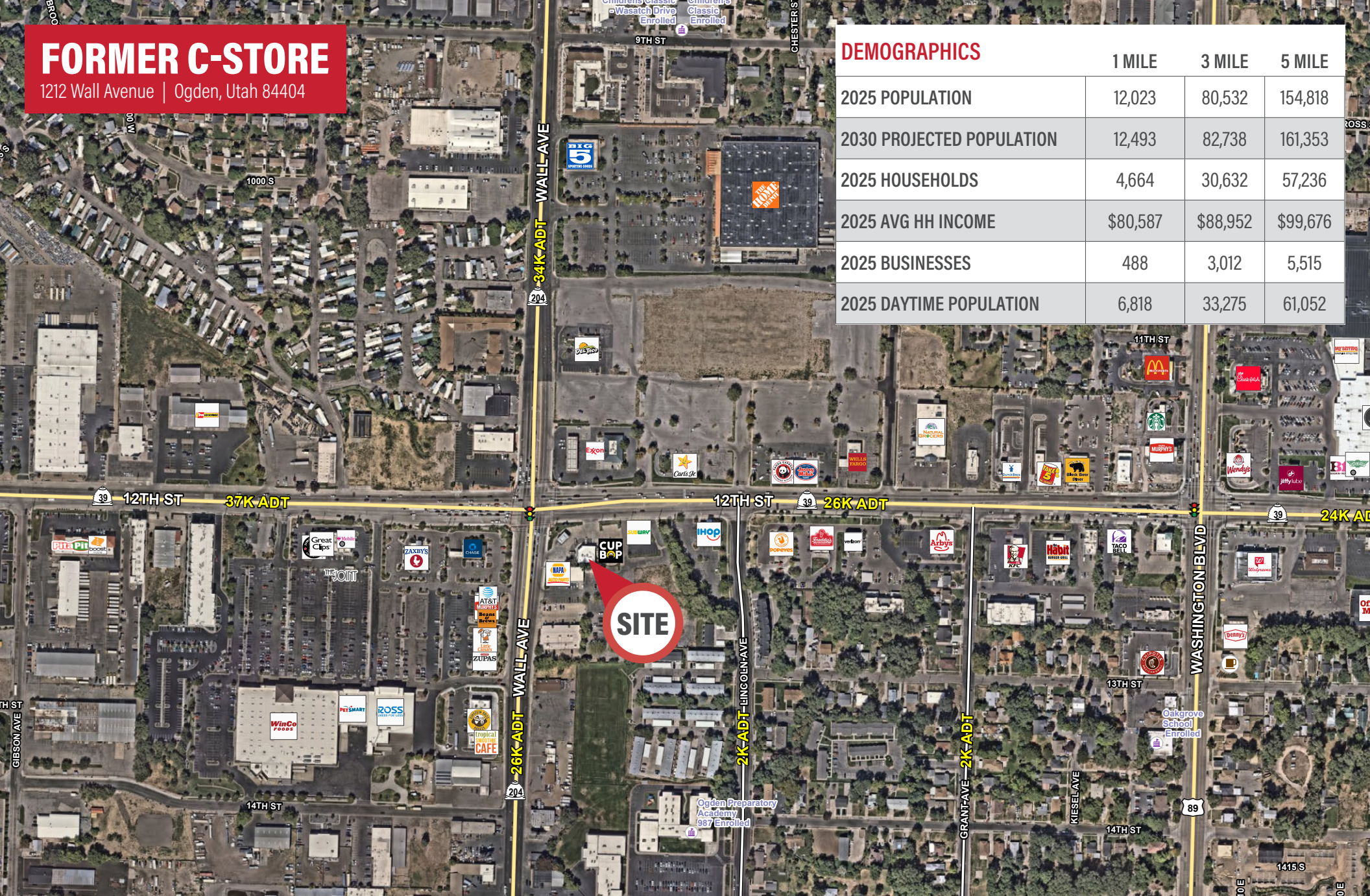


# FORMER C-STORE

1212 Wall Avenue | Ogden, Utah 84404

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	12,023	80,532	154,818
2030 PROJECTED POPULATION	12,493	82,738	161,353
2025 HOUSEHOLDS	4,664	30,632	57,236
2025 AVG HH INCOME	\$80,587	\$88,952	\$99,676
2025 BUSINESSES	488	3,012	5,515
2025 DAYTIME POPULATION	6,818	33,275	61,052



TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

jmills@legendcommercial.com

801.930.6750  
www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





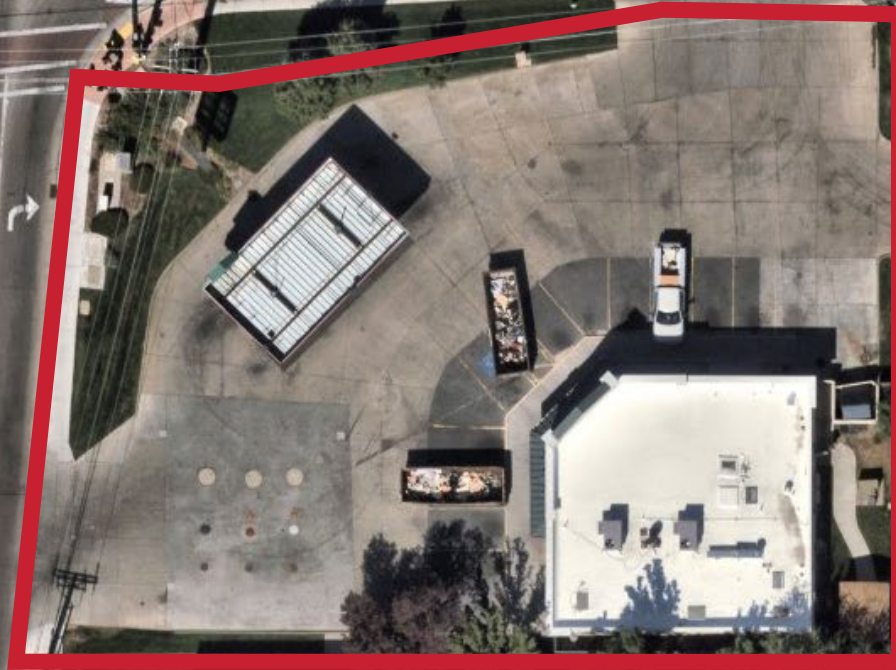
# FORMER C-STORE

1212 Wall Avenue | Ogden, Utah 84404



12TH ST 26,000 ADT

WALL AVE 26,000 ADT



SITE

CUP  
BOP

SUBWAY



TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

jmillis@legendcommercial.com

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

