

# COMMERCIAL LAND FOR SALE (FUEL RESTRICTED)

70 West 2500 North • North Logan, Utah 84341



## HIGHLIGHTS

- LOT SIZE: 3.15 ACRES
- SITE OFFERS ACCESS & VISIBILITY FROM 2500 NORTH
- SOLD "AS-IS" WITH DEED RESTRICTION ON FUEL STATION USE
- SALE PRICE: CONTACT AGENT
- ZONING: COMMERCIAL GENERAL (CG)

SITE

**TANNER OLSON**

801.930.6752 | [tolson@legendcommercial.com](mailto:tolson@legendcommercial.com)

**JOE MILLS**

801.930.6755 | [jmills@legendcommercial.com](mailto:jmills@legendcommercial.com)

PARTNER

**XTEAM**  
RETAIL ADVISORS

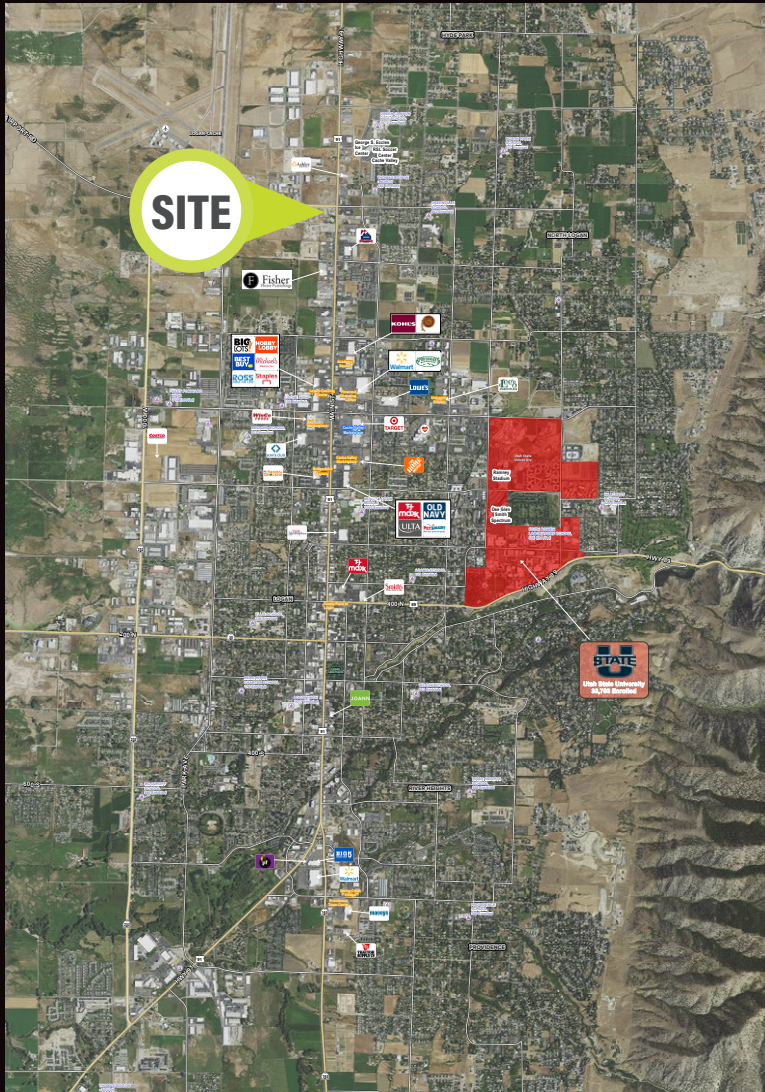
**LEGEND**  
PARTNERS

801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106





# NORTH LOGAN, UT



## DEMOGRAPHICS

|                              | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|----------|----------|----------|
| 2024 EST. POPULATION         | 4,928    | 52,980   | 91,920   |
| 2029 PROJECTED POPULATION    | 5,182    | 54,592   | 95,573   |
| 2024 EST. DAYTIME POPULATION | 3,703    | 27,758   | 37,570   |
| 2024 EST. AVG HH INCOME      | \$92,487 | \$86,769 | \$92,178 |
| 2024 EST. HOUSEHOLDS         | 1,809    | 17,428   | 30,427   |
| 2024 EST. BUSINESSES         | 301      | 2,159    | 3,551    |

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