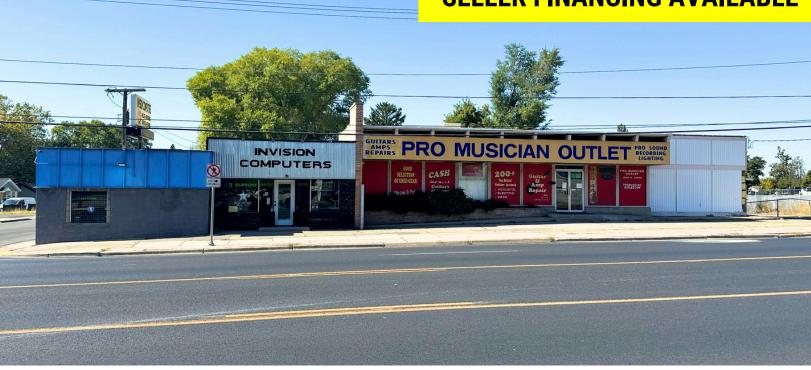


STOREFRONT RETAIL AVAILABLE FOR SALE

285 NORTH MAIN STREET, CLEARFIELD, UTAH 84015

SELLER FINANCING AVAILABLE



PROPERTY INFORMATION

- 11,216 SF Storefront Retail
- Site Size: 0.96 Acres
- Fenced Lot
- Zoning: TC Town Commerce (General Retail)
- Year Built: 1952
- Great Owner/User Opportunity
- Main Street Frontage
- Ample Parking
- Immediate I-15 Freeway Access

DEMOGRAPHICS

	1 Mile	3Mile	5 Mile
Population	12,474	92,209	226,361
Households	4,110	28,809	71,056
Avg. Household Income	\$82,831	\$95,054	\$101,101

TRAFFIC COUNTS

MAIN STREET: 27,475 Annual Average Daily Traffic

300 NORTH: 14,320 Annual Average Daily Traffic

PURCHASE PRICE: \$1,250,000.00 | SELLER FINANCING AVAILABLE

WEST HARADIN

801.617.1700

GAVIN PERRYMAN

WEST.HARADIN@CRCNATIONWIDE.COM GAVIN.PERRYMAN@CRCNATIONWIDE.COM

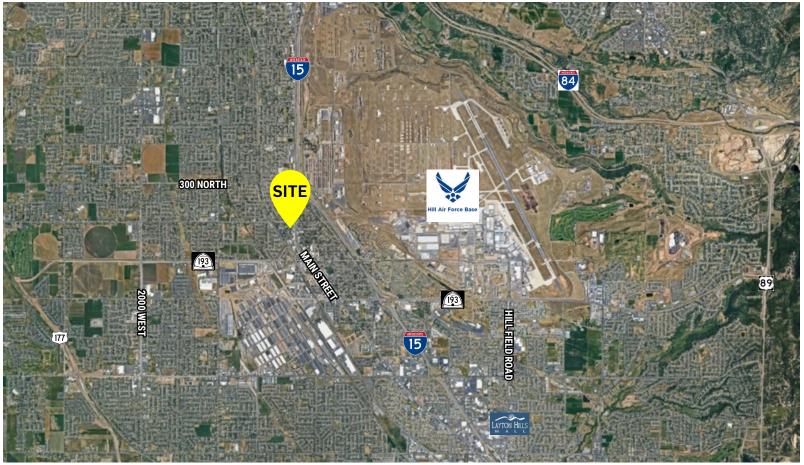


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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information, while not guaranteed, was obtained from sources we believe to be reliable.

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