

# RETAIL FOR LEASE

## ANTELOPE RETAIL

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



### Property Highlights

- Size: 1,200 to 3,900 SF (Drive-thru available)
- Lease Rate: Contact Agents
- Zoned C-2 (Commercial)
- Estimated Building Delivery Q4 2026
- 55 New Townhomes Planned Adjacent to Site
- Excellent Visibility on Antelope Drive

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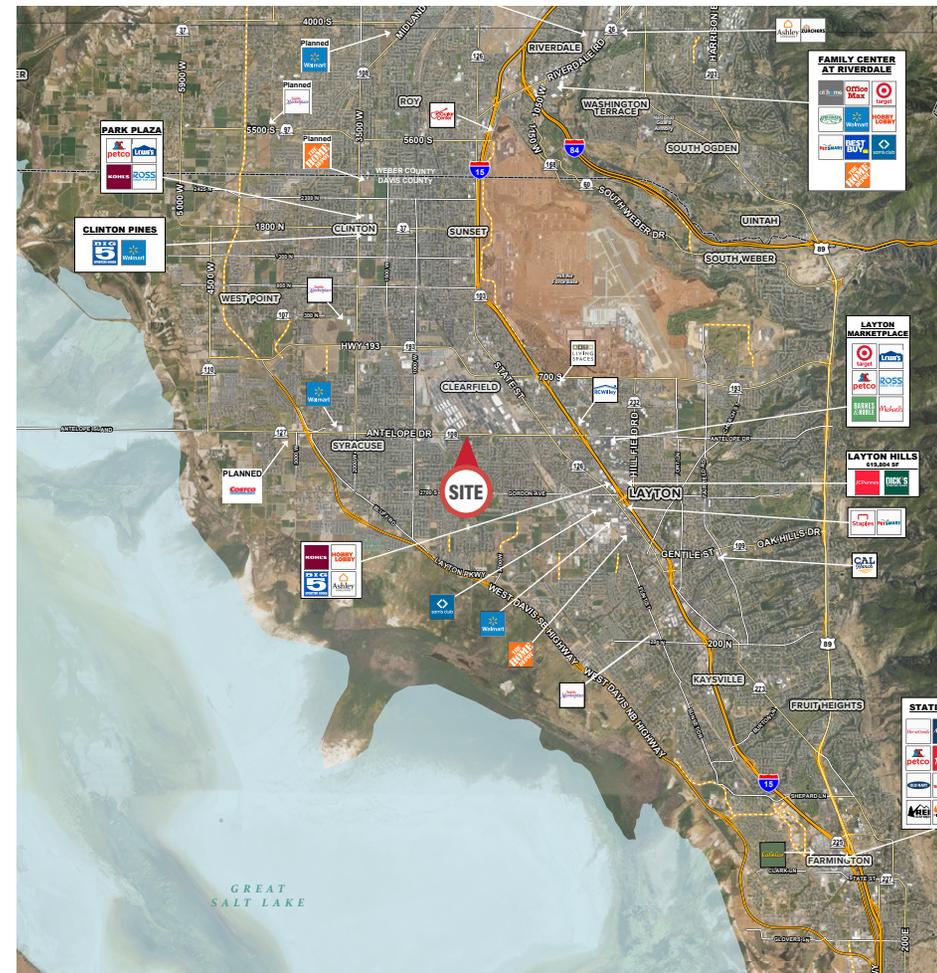


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## DEMOGRAPHICS

	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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PARTNER **XTEAM**  
RETAIL ADVISORS



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ANTELOPE DR

tropical  
SMOOTHIE  
CAFE

TACO  
BELL



VELOCITY  
CAR WASH

Chevron  
SUBWAY



MAIN ST

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