

FOR SALE OR GROUND LEASE

NEWMARK

MOUNTAIN WEST

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ANTELOPE & MAIN RETAIL

PROPERTY DETAILS

14 E. 1700 S., Clearfield, UT 84015

- Asking price: \$1,500,000
- Hard corner at signalized intersection
- Combined traffic counts of 47,665 ADT
- 0.735 acres (32,017 SF) of land
- Full access on Antelope Drive and Main Street
- Located across the street from the Freeport Center
- Contact listing agent(s) for additional information
- Great location for fast food, coffee shop, beverage stop, donut/pastry shop etc.
- Exclusions: c-store, fuel station, tobacco and vape shops

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 13,663
3 MILE » 102,015
5 MILE » 195,003



EST. HOUSEHOLDS

1 MILE » 4,151
3 MILE » 33,555
5 MILE » 62,778



EST. AVERAGE HH INCOME

1 MILE » \$122,067
3 MILE » \$121,833
5 MILE » \$128,389

FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



NEWMARK

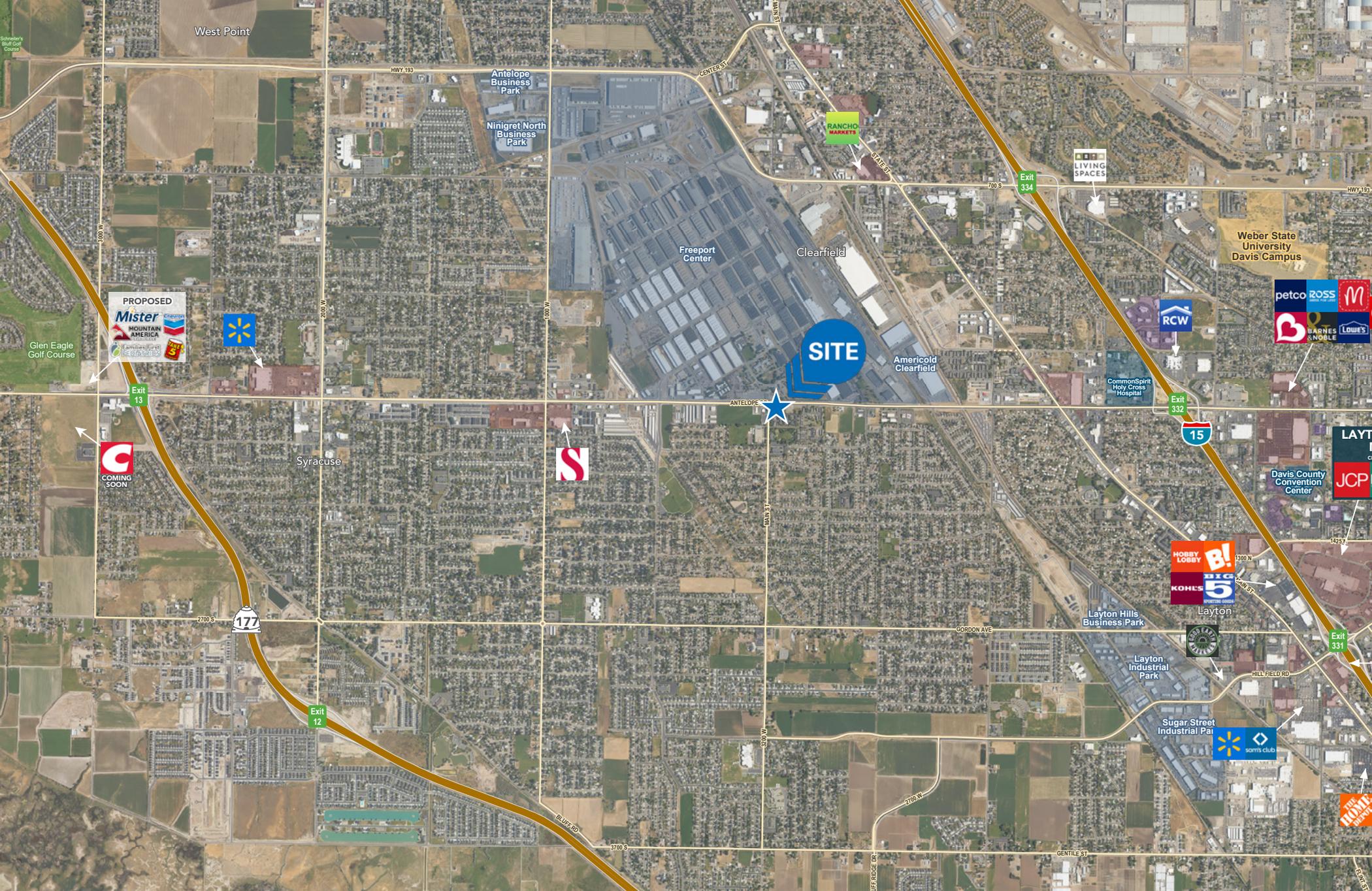
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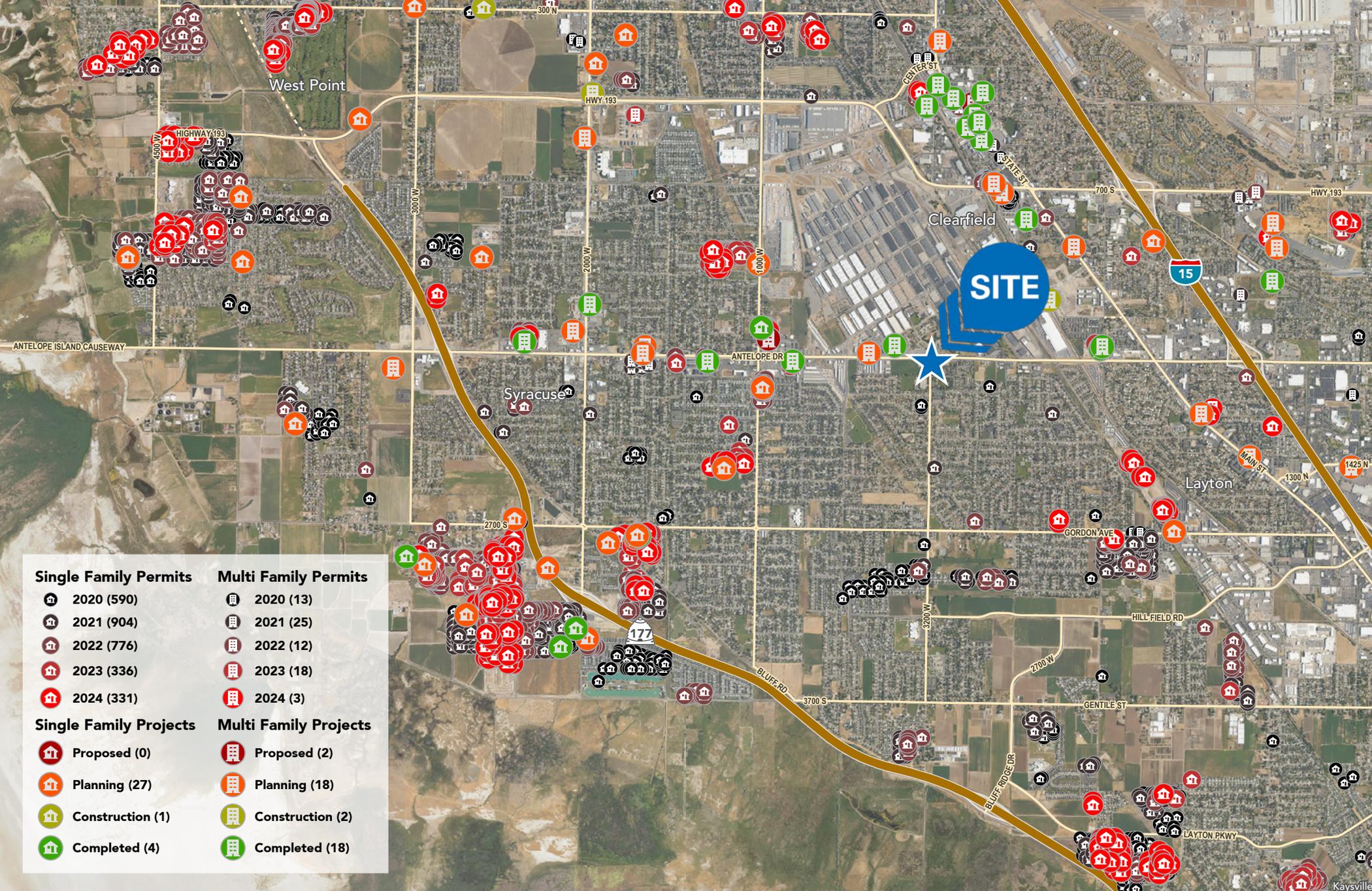


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Single Family Permits

-  2020 (590)
-  2021 (904)
-  2022 (776)
-  2023 (336)
-  2024 (331)

Single Family Projects

-  Proposed (0)
-  Planning (27)
-  Construction (1)
-  Completed (4)

Multi Family Permits

-  2020 (13)
-  2021 (25)
-  2022 (12)
-  2023 (18)
-  2024 (3)

Multi Family Projects

-  Proposed (2)
-  Planning (18)
-  Construction (2)
-  Completed (18)



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