



FOR LEASE

South Washington Plaza

3965 Washington Blvd / South Ogden, UT



Good Location With High Visibility and Easy Access.

Property Highlights

- Size: 1,060 SF
- Lease Rate: \$13.00 PSF, NNN
- High Traffic Volume
 - Washington Blvd: 23,605 ADT
 - 40th Street/Chimes View: 32,855 ADT
- Newly Remodeled
- Ample Parking
- Pylon Signage

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	12,957	80,343	156,290
2020 Projected Population	13,833	85,703	166,922
Households			
2015 Estimated Households	4,559	29,225	55,434
2020 Projected Households	4,896	31,376	59,555
2015 Est. Median HH Income	\$45,014	\$48,134	\$50,649
2015 Est. Average HH Income	\$53,636	\$57,724	\$59,061
2015 Est. Per Capita HH Income	\$18,886	\$21,143	\$21,057

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

April Hartzell
Office Manager
+1 801 784 5319
april.hartzell@cushwake.com

Julie Brown
Associate
+1 801 784 5317
julie.brown@cushwake.com

372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
cushmanwakefield.com

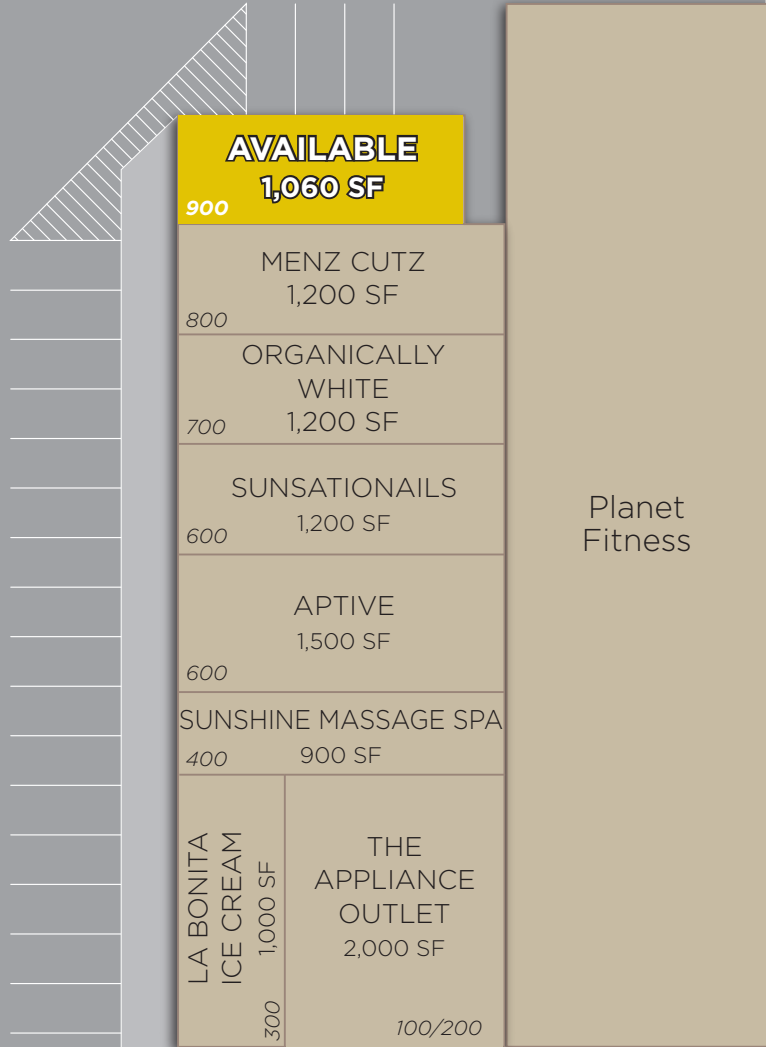


**CUSHMAN &
WAKEFIELD**

FOR LEASE

South Washington Plaza

3965 Washington Blvd / South Ogden, UT



April Hartzell
Office Manager
+1 801 784 5319
april.hartzell@cushwake.com

Julie Brown
Associate
+1 801 784 5317
julie.brown@cushwake.com

372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
cushmanwakefield.com

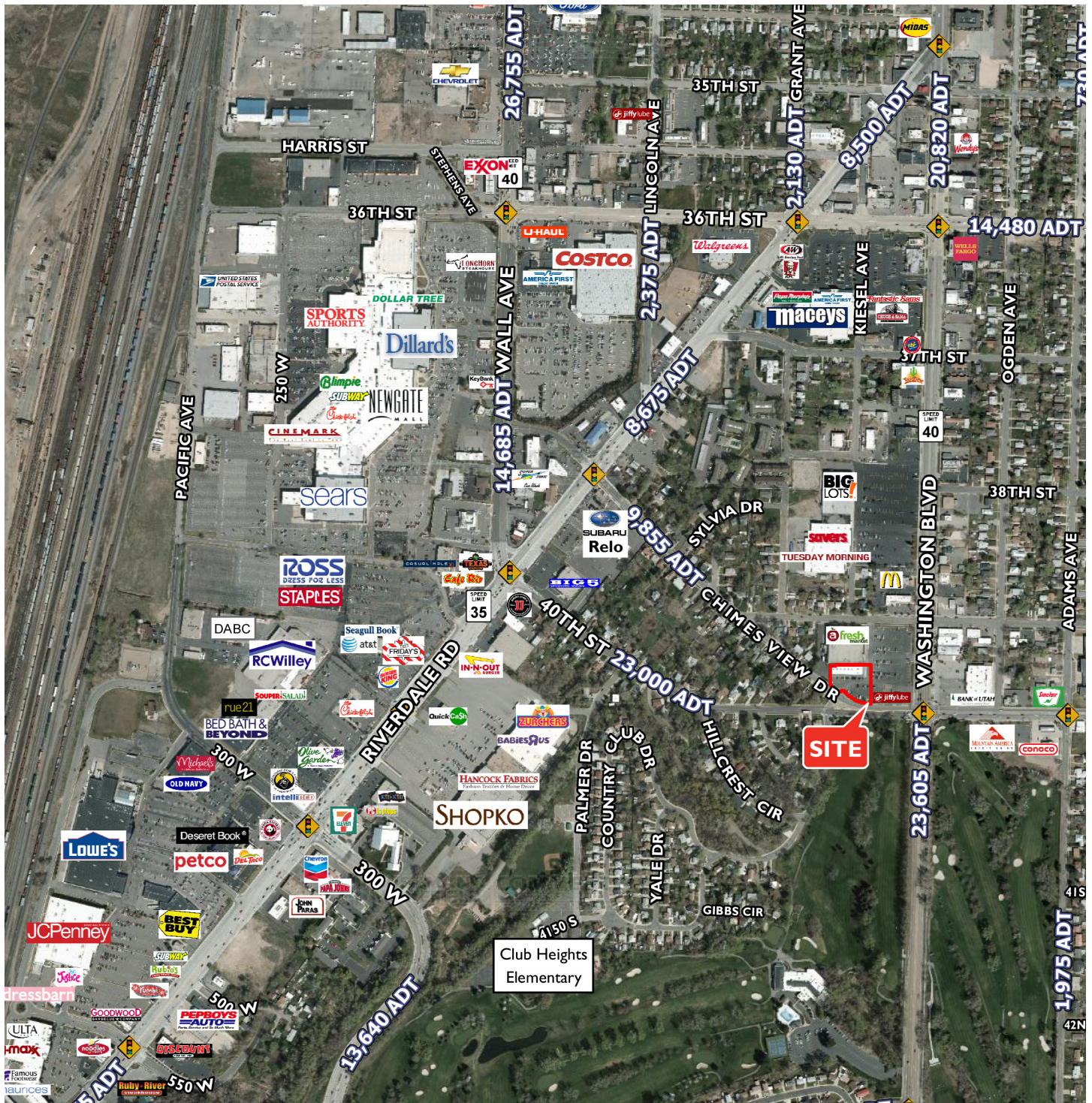


**CUSHMAN &
WAKEFIELD**

FOR LEASE

South Washington Plaza

3965 Washington Blvd / South Ogden, UT



April Hartzell
Office Manager
+1 801 784 5319
april.hartzell@cushwake.com

Julie Brown
Associate
+1 801 784 5317
julie.brown@cushwake.com

372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
cushmanwakefield.com