



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   |
|--------------------------------|----------|----------|----------|
| <b>Population</b>              |          |          |          |
| 2015 Estimated Population      | 12,957   | 80,343   | 156,290  |
| 2020 Projected Population      | 13,833   | 85,703   | 166,922  |
| <b>Households</b>              |          |          |          |
| 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.

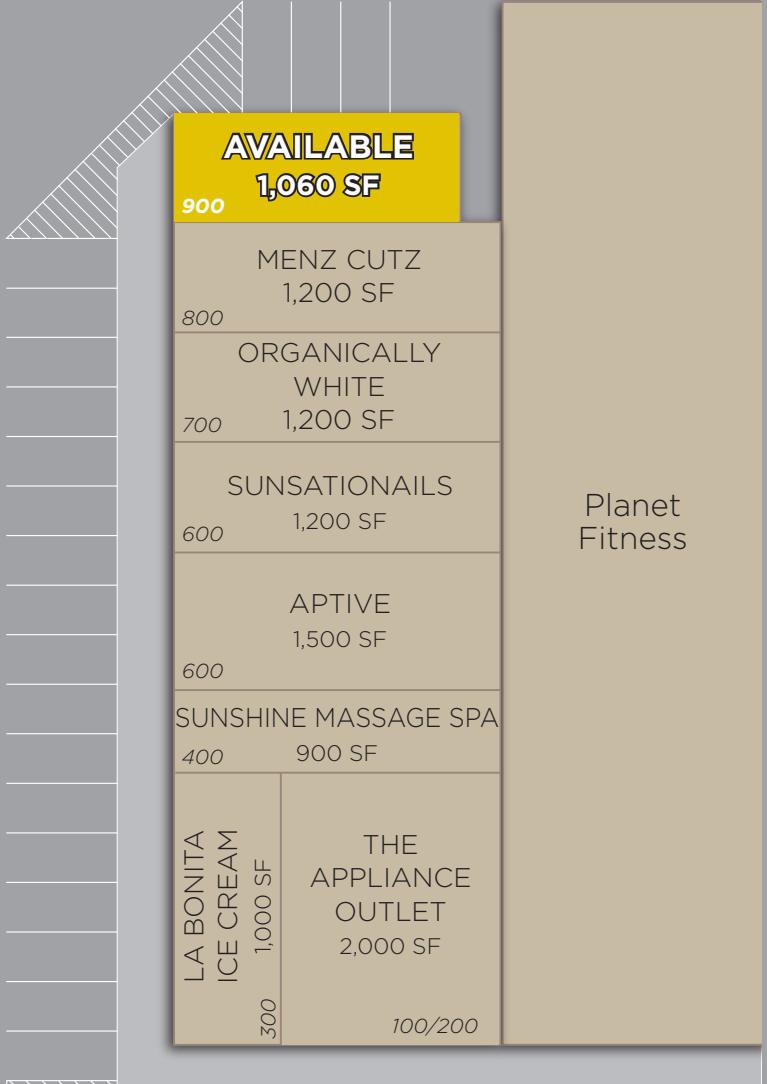
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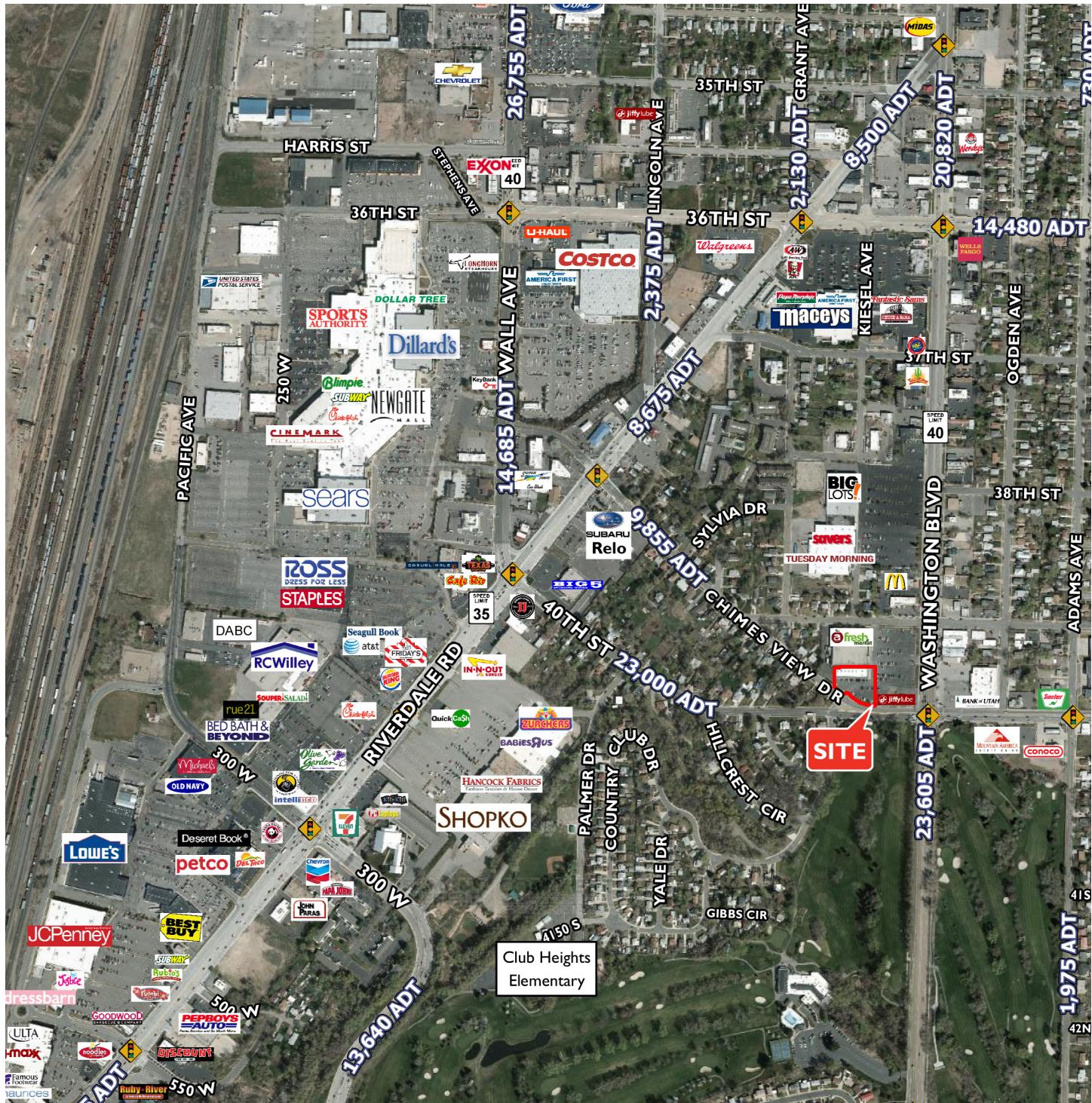
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