

FOR SALE OR LEASE

CLEARFIELD DENTAL OFFICE

1264 West 300 North | Clearfield, Utah 84015

Property Highlights

- Sale Price: \$565,000
- Lease rate: \$24 PSF NNN
- Lot Size: 0.53 Acres / Building Size: 1,990 SF
- Monument Signage
- Equipped Dental Office (5 total operatories)
- Equipment and Patient Base Included
- Future Expansion or Redevelopment Potential



JACE BANKHEAD

801.930.6758

jbankhead@legendcommercial.com

801.930.6750
www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



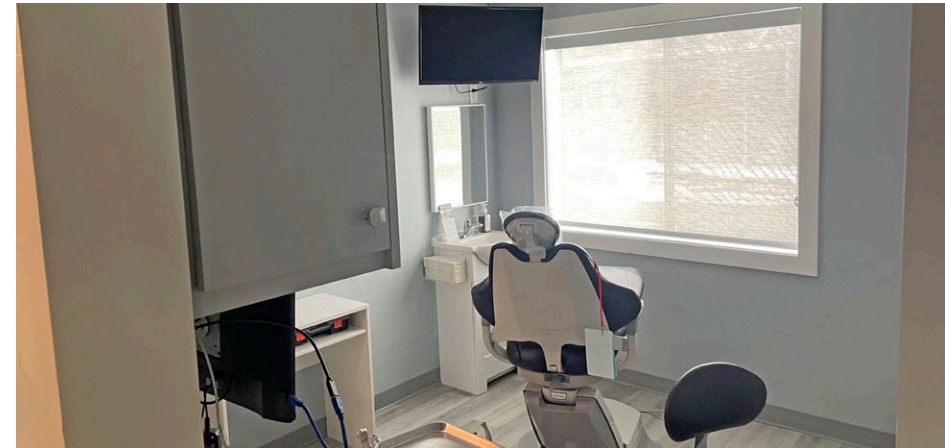
© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

CLEARFIELD DENTAL OFFICE

1264 West 300 North | Clearfield, Utah 84015

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	15,271	99,554	202,641
2030 PROJECTED POPULATION	16,056	104,777	212,693
2025 HOUSEHOLDS	4,974	31,786	66,332
2025 AVG HH INCOME	\$109,257	\$125,353	\$123,056
2025 BUSINESSES	145	1,756	4,539
2025 DAYTIME POPULATION	1,394	19,322	44,896



JACE BANKHEAD

801.930.6758

jbankhead@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750
www.legendcommercial.com
 2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
 RETAIL ADVISORS



CLEARFIELD DENTAL OFFICE

1264 West 300 North | Clearfield, Utah 84015



JACE BANKHEAD

801.930.6758

jbankhead@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



CLEARFIELD DENTAL OFFICE

1264 West 300 North | Clearfield, Utah 84015



JACE BANKHEAD

801.930.6758

jbankhead@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

