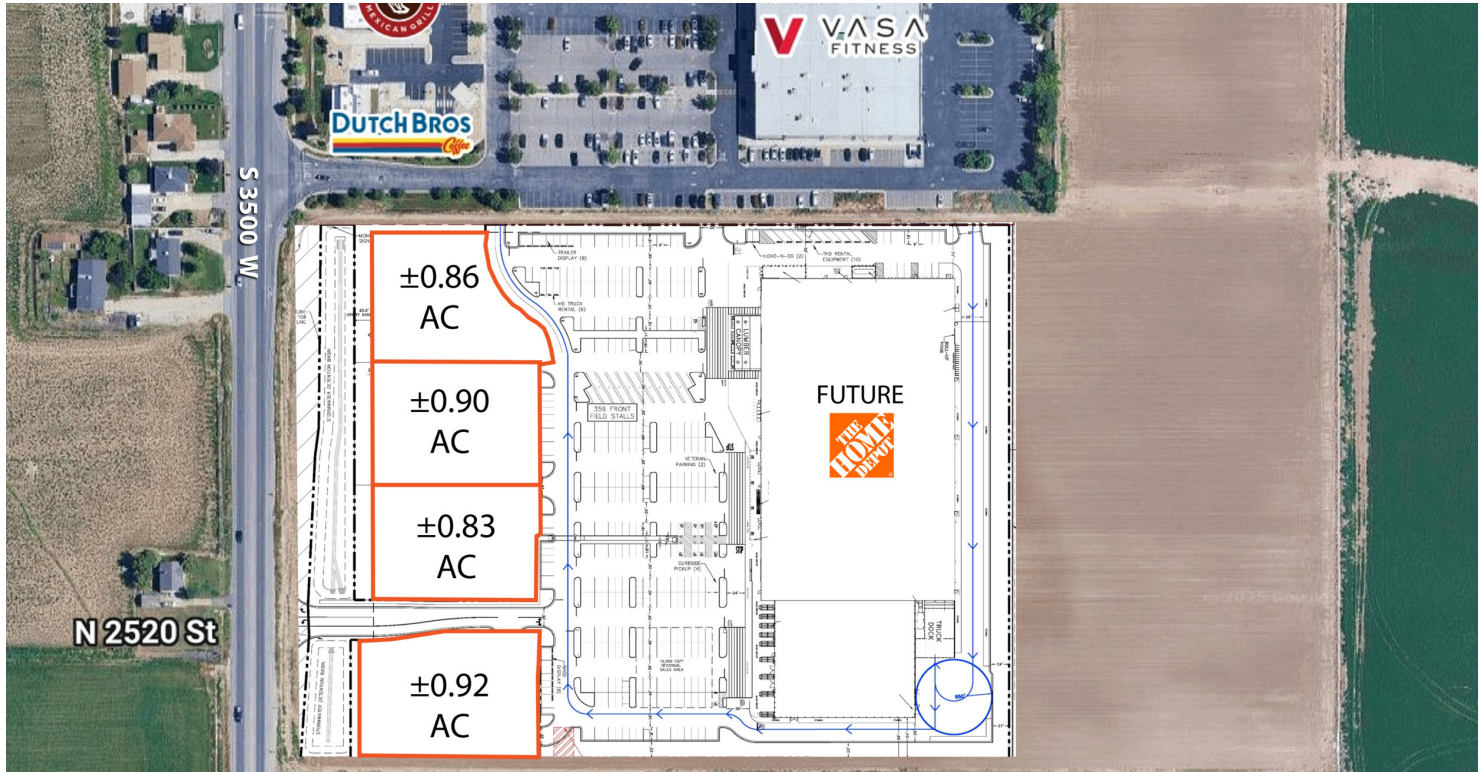




±0.83 - ±0.92 AC CLINTON, UT

W1800N and N2000 W, Clinton, UT 84015

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	14,708
STREET	S 3500 W

* Figures shown represent estimates

DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	94,146	179,899	295,710
Average HH Income	\$121,797	\$121,928	\$120,166
Estimated Households	30,760	59,387	99,742

PROPERTY HIGHLIGHTS

- ±0.83 - ±0.92 AC located in front of The Home Depot (future)
- Four outparcels available
- Nearby retailers include WinCo Foods, Ross Dress for Less, Petco, Walmart, Lowe's, Kohl's, Discount Tire, Deseret Book Company, Maverik, GNC, O'Reilly Auto Parts, AutoZone, Dollar Tree, Walgreens, Big 5 Sporting Goods, Sally Beauty, and more
- Area restaurants include Tropical Smoothie Cafe, Dutch Bros, Chipotle, Swig, McDonald's, Arby's, Jimmy John's, Wendy's, Burger King, Panda Express, Taco Bell, and more



BRENDAN MCARTHUR

626.298.3258

BMcArthur@retail-pa.com

CalDRE #1185335

DAVID WINNIE

801.201.8488

david@davidwinnie.com

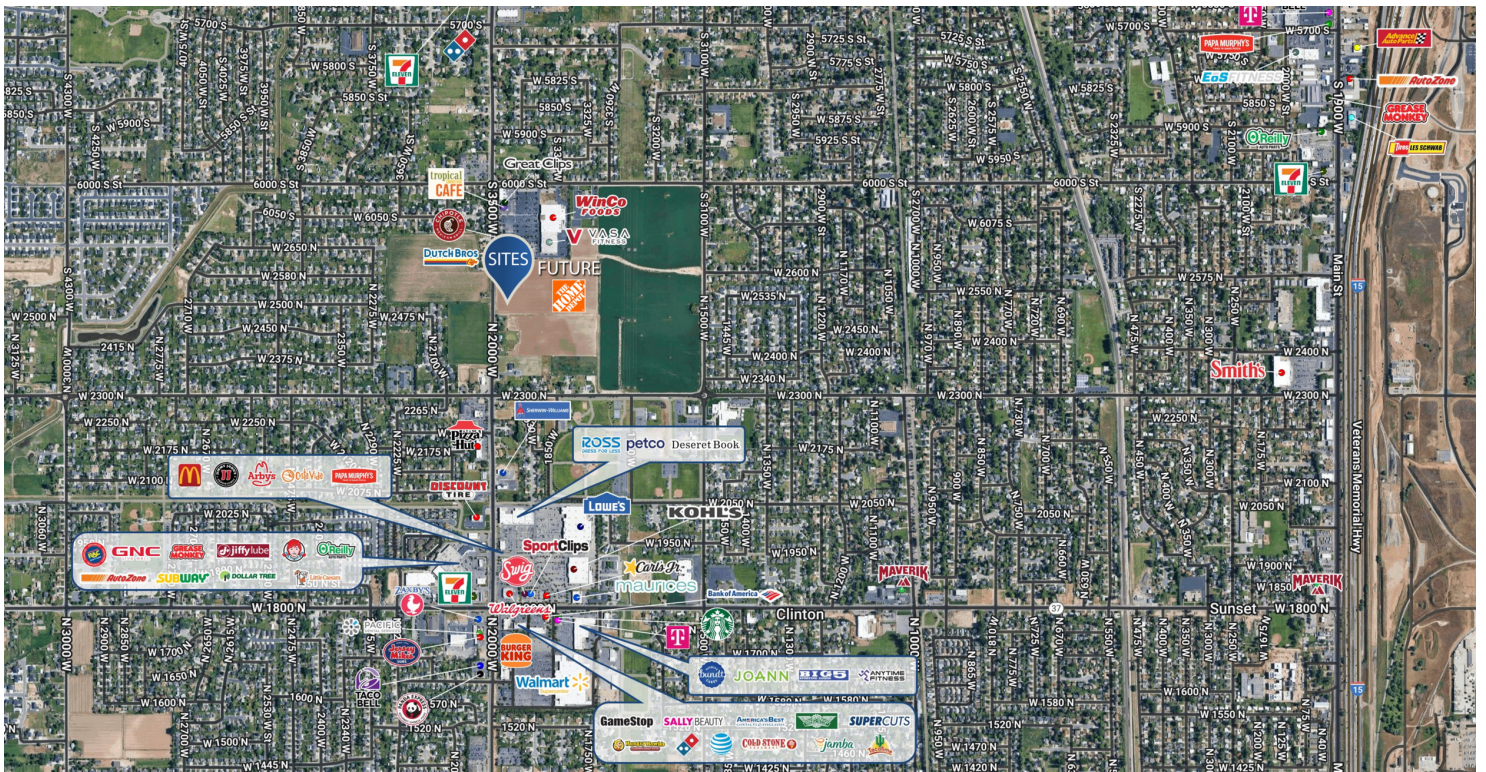
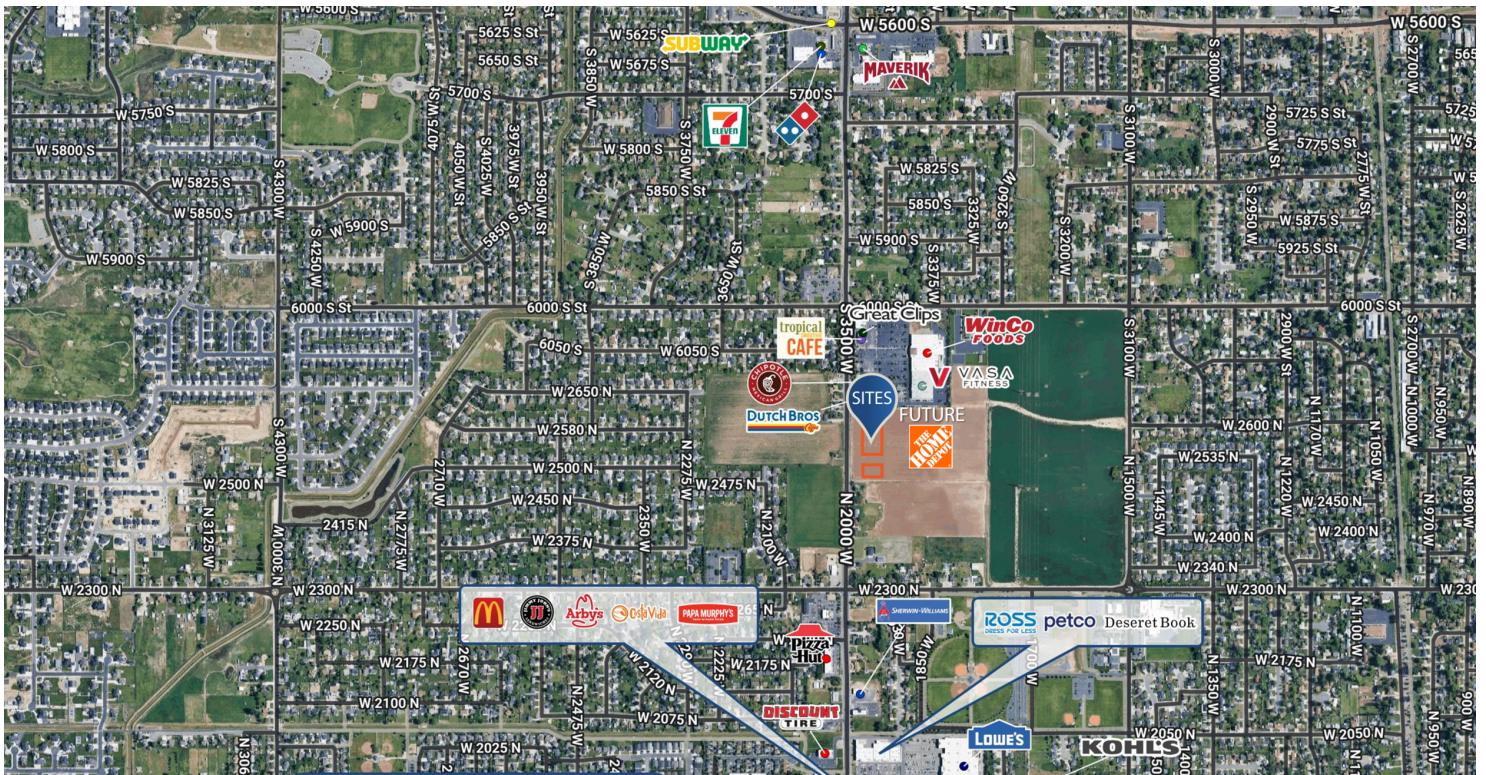
UT #5477579-PB00

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.

Location Map



BRENDAN MCARTHUR

626.298.3258

BMcArthur@retail-pa.com

CalDRE #1185335

DAVID WINNIE

801.201.8488

david@davidwinnie.com

UT #5477579-PB00

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.