

# Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

**FOR SALE OR  
GROUND LEASE**



**SALE PRICE:  
\$1,200,000  
LEASE RATE:  
\$95,000/YR**

## PROPERTY HIGHLIGHTS

- 1 Pad Available, 1.04 Acres
- Available for Sale or Ground Lease
- Zoned Commercial
- Auto, Retail, & Office Uses Permitted
- Adjacent to 3 Public Schools



3768 N University Ave. Suite 204  
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| DEMOGRAPHICS    |          |          |          |
|-----------------|----------|----------|----------|
|                 | 1 MILE   | 3 MILE   | 5 MILE   |
| Population      |          |          |          |
| 2022            | 11,318   | 40,432   | 219,579  |
| Households      |          |          |          |
| 2022            | 4,146    | 13,573   | 68,774   |
| Income          |          |          |          |
| 2022 Median HHI | \$56,150 | \$71,148 | \$92,404 |

**Enrollment Count 2024**

Clearfield High School - 1,930

North Davis Junior High - 844

South Clearfield Elementary - 455



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