

GEAR 30 BUILDING

1931 SOUTH WASHINGTON BOULEVARD • OGDEN • UTAH

FOR LEASE



PROPERTY FEATURES

- Up to 4,000 SF Available
- \$23.00 PSF NNN
- Anchored by the New Gear 30
- Excellent Co Tenants
- Great Visibility
- Great Parking

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2012 ESTIMATED POPULATION	16,318	80,074	147,256
2017 PROJECTED POPULATION	17,750	85,635	157,620

HOUSEHOLDS

2012 ESTIMATED HOUSEHOLDS	6,020	28,872	52,659
2017 PROJECTED HOUSEHOLDS	6,654	31,083	56,630
2012 EST. AVERAGE HH INCOME	\$32,376	\$46,284	\$55,420
2012 EST. MEDIAN HH INCOME	\$24,315	\$36,793	\$43,126
2012 EST. PER CAPITA INCOME	\$13,010	\$17,350	\$20,231

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MOUNTAIN WEST
RETAIL / INVESTMENT COMMERCIAL REAL ESTATE

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111
Office 801.456.8800 | Fax 801.578.5500
www.mtnwest.com

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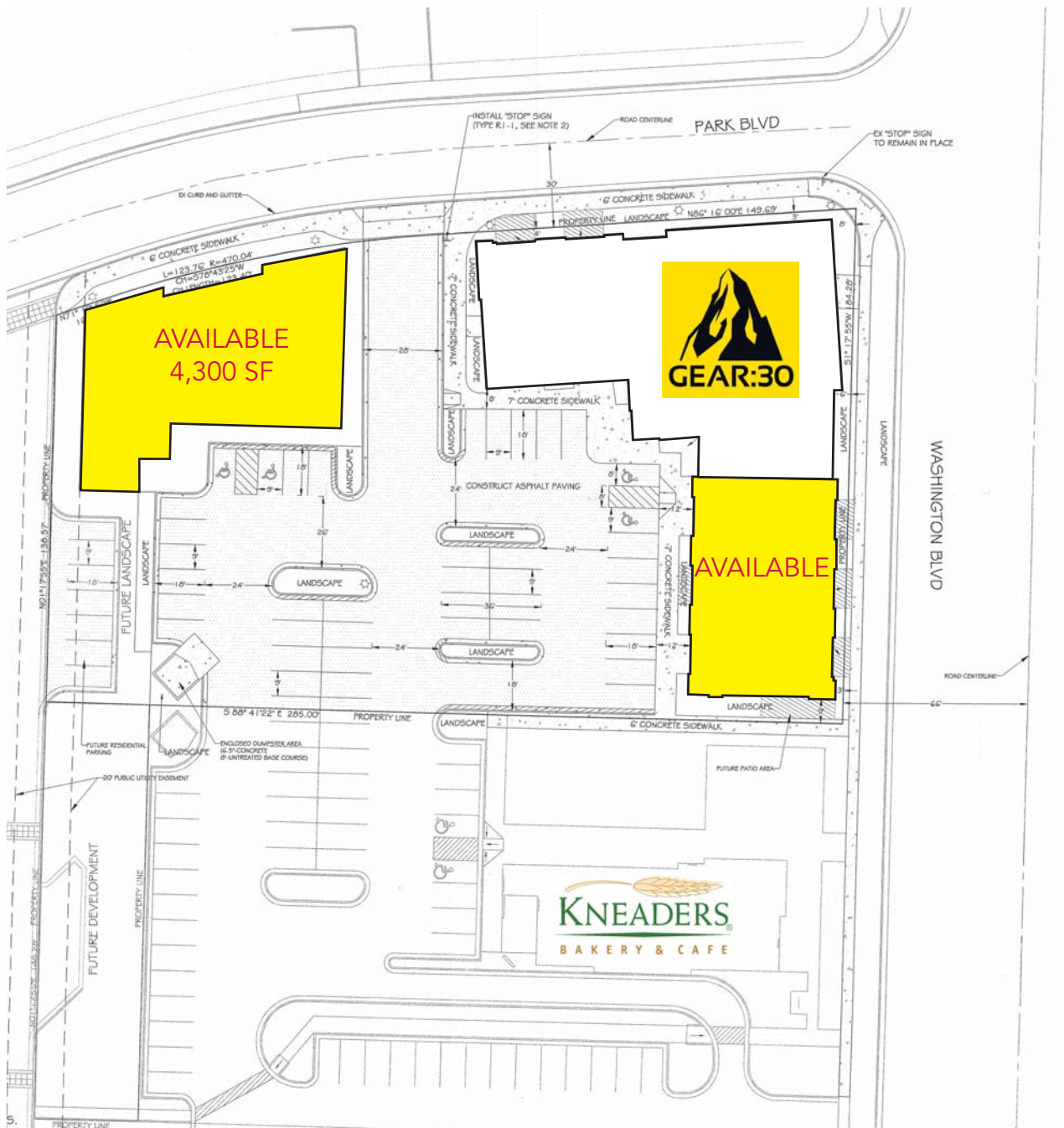
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.