



3990 Washington Blvd Ogden, UT 84404

#7058 - OGDEN, UT | RETAIL PROPERTY

FOR LEASE



PROPERTY DESCRIPTION

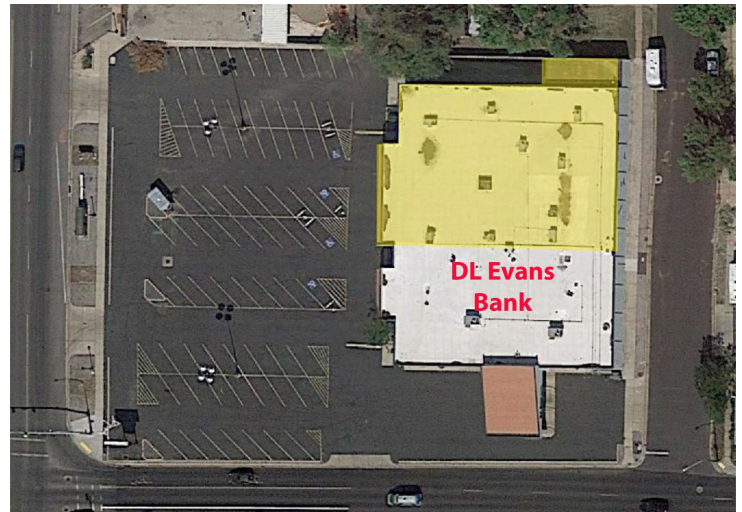
15,901 SF Retail space available in a 22,486 sqft multi-tenant building.

PROPERTY HIGHLIGHTS

- Excellent visibility and signage
- 32,785 VPD on Washington Blvd
- Dock access and Ample parking

OFFERING SUMMARY

Available Size:	15,901 SQFT
Lot Size:	1.7 Acres
Lease Rate:	\$10.00 SF/yr (NNN)
Tax Rate:	\$0.98 / SF
CAM Rate:	\$2.00 PSF



ROBERT CRUM

561.620.9200 x117
rcrum@kinproperties.com

JEFF ROSS

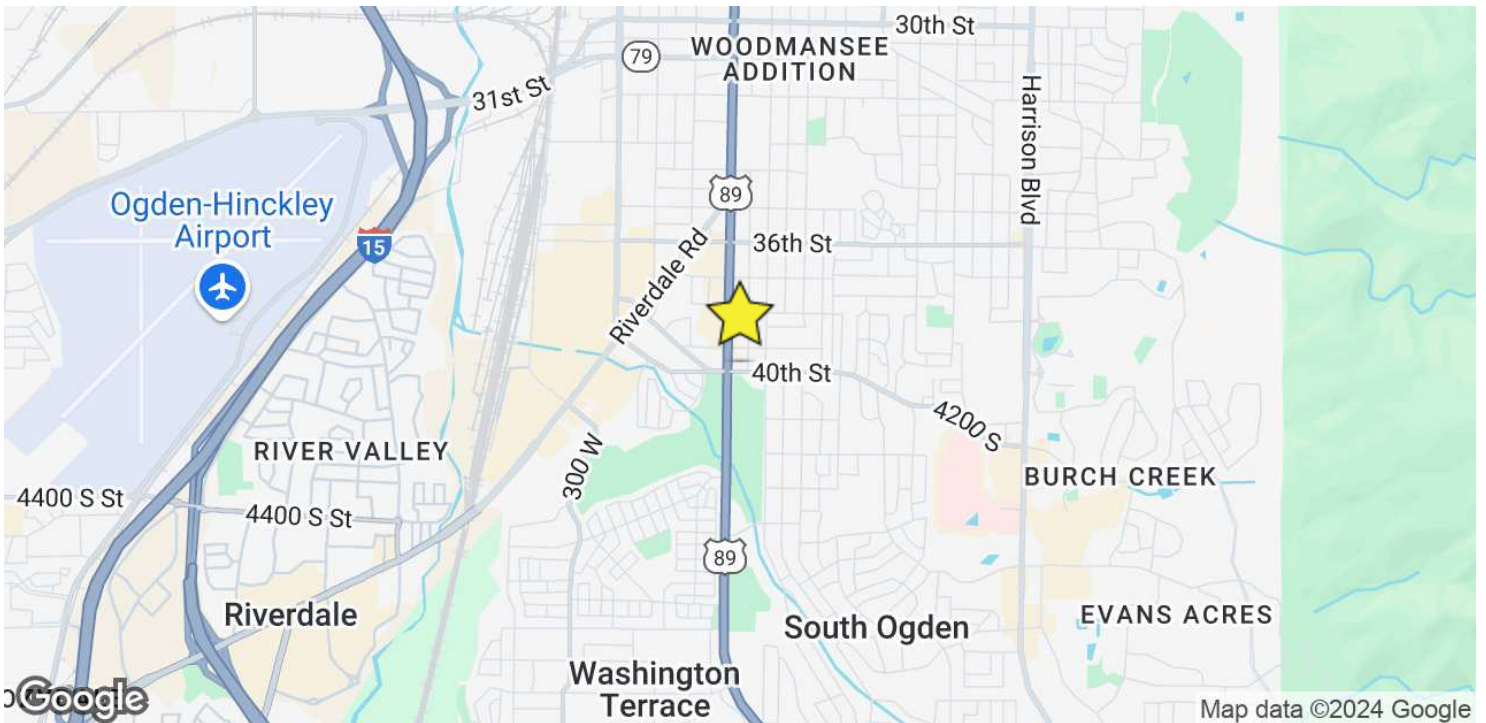
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FOR LEASE | 2 SPACES 1,602 SF & 6,932 SF



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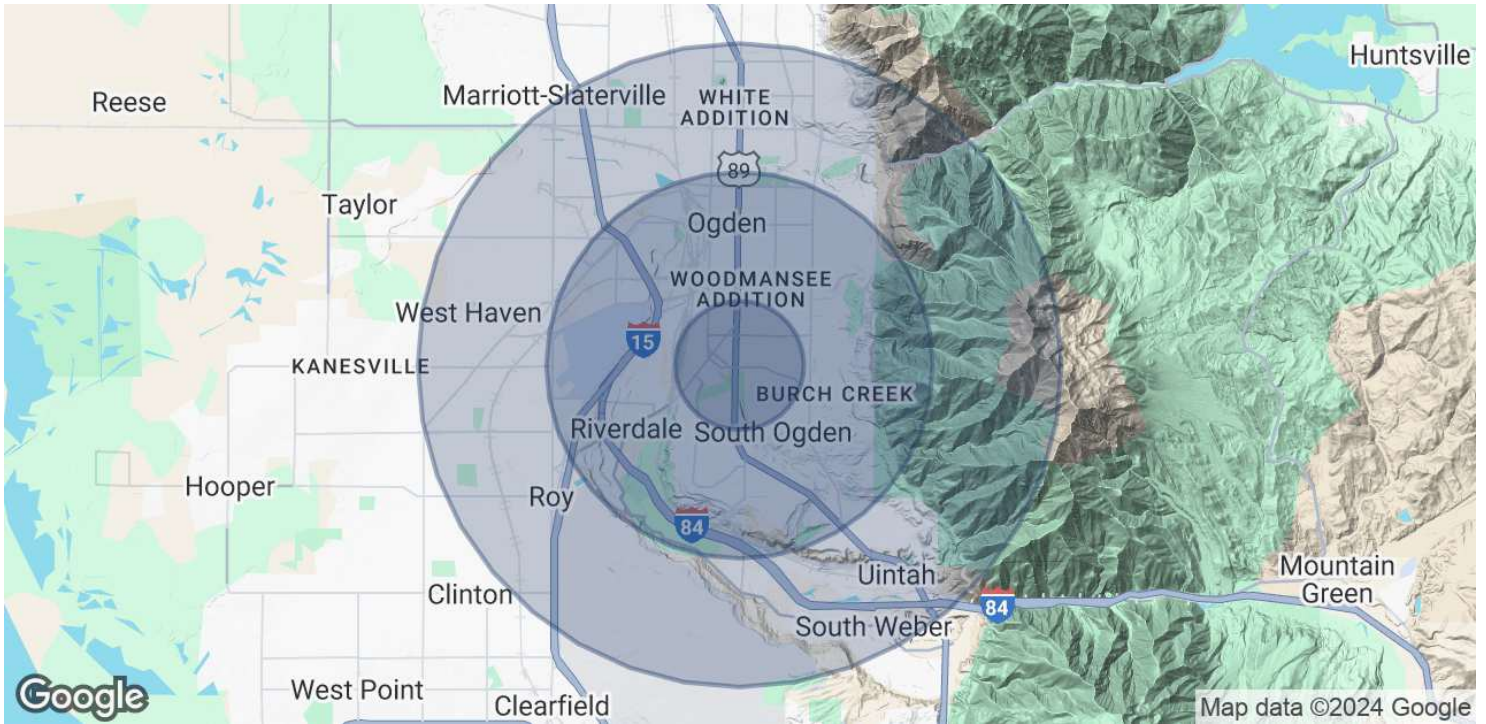
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,483	79,739	160,039
Average age	31.6	34.3	33.4
Average age (Male)	29.8	31.6	31.8
Average age (Female)	34.4	36.4	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,088	31,700	59,854
# of persons per HH	2.6	2.5	2.7
Average HH income	\$67,699	\$71,386	\$71,893
Average house value	\$194,883	\$223,420	\$226,464

* Demographic data derived from 2020 ACS - US Census

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