



# OGDEN END CAP RETAIL/OFFICE FOR LEASE

309 WEST 12TH STREET, OGDEN, UTAH 84404

**LAST SUITE AVAILABLE!**



## PROPERTY INFORMATION

- 12th Street Station Storefront Retail
- Suite A: 1,955 SF End Cap Retail/Office
- Ample Parking
- Great Location in Busy Area with High Traffic Counts
- Nearby Tenants Include: Winco Foods, Home Depot, PetSmart and Les Schwab
- Easy Access to I-15

## LEASE RATE

**\$14.00/SF NNN**

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,419	73,984	154,269
Households	2,474	26,186	54,377
Avg. Household Income	\$69,357	\$69,766	\$79,267

## TRAFFIC COUNTS

12th Street : 36,600 Annual Average Daily Traffic

Wall Avenue: 31,002 Annual Average Daily Traffic

**For Details Contact**  
**801.617.1707**

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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