

Demographic Summary Report

No Logan Retail Pad

2357 N Main St, North Logan, UT 84341

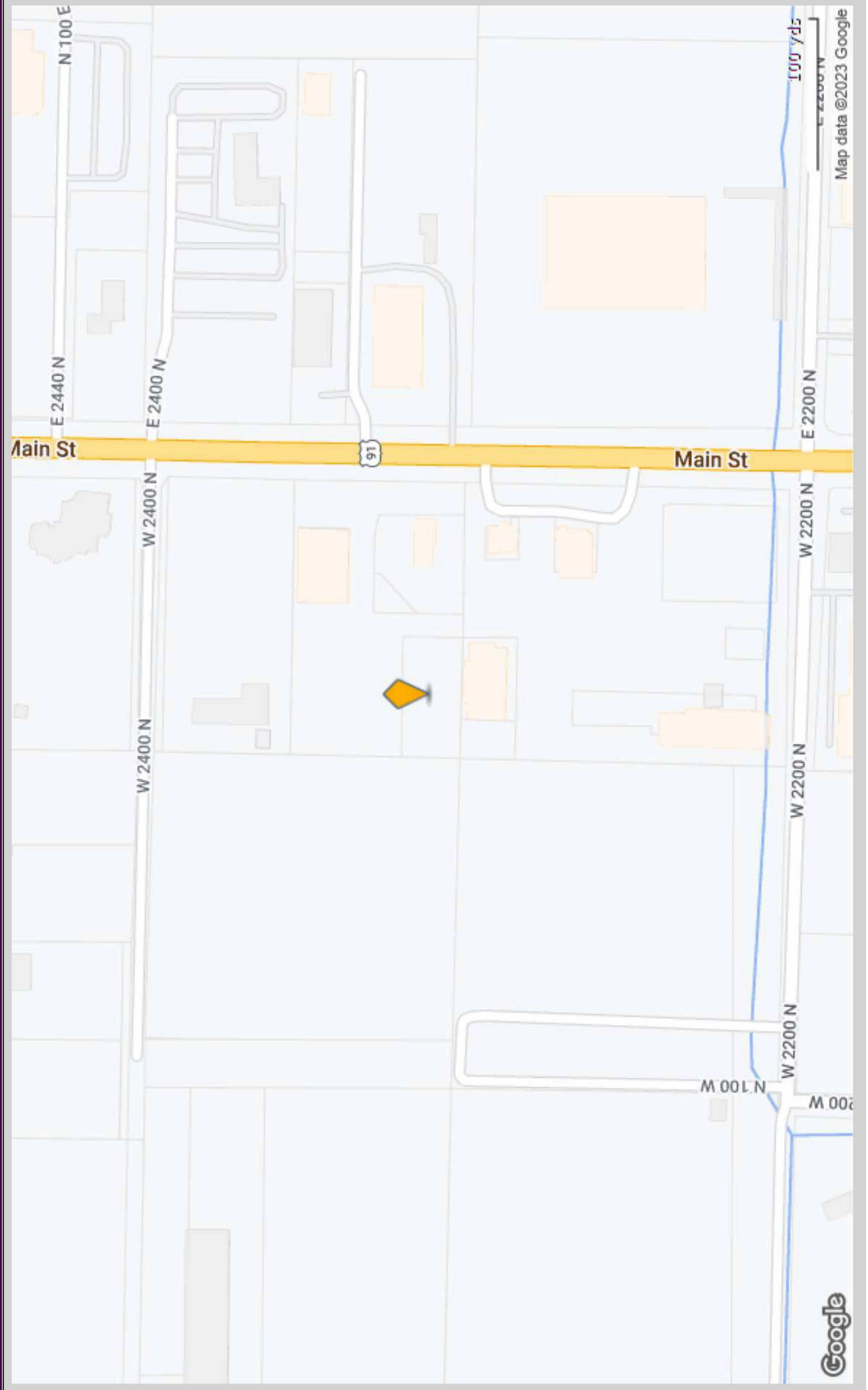
Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



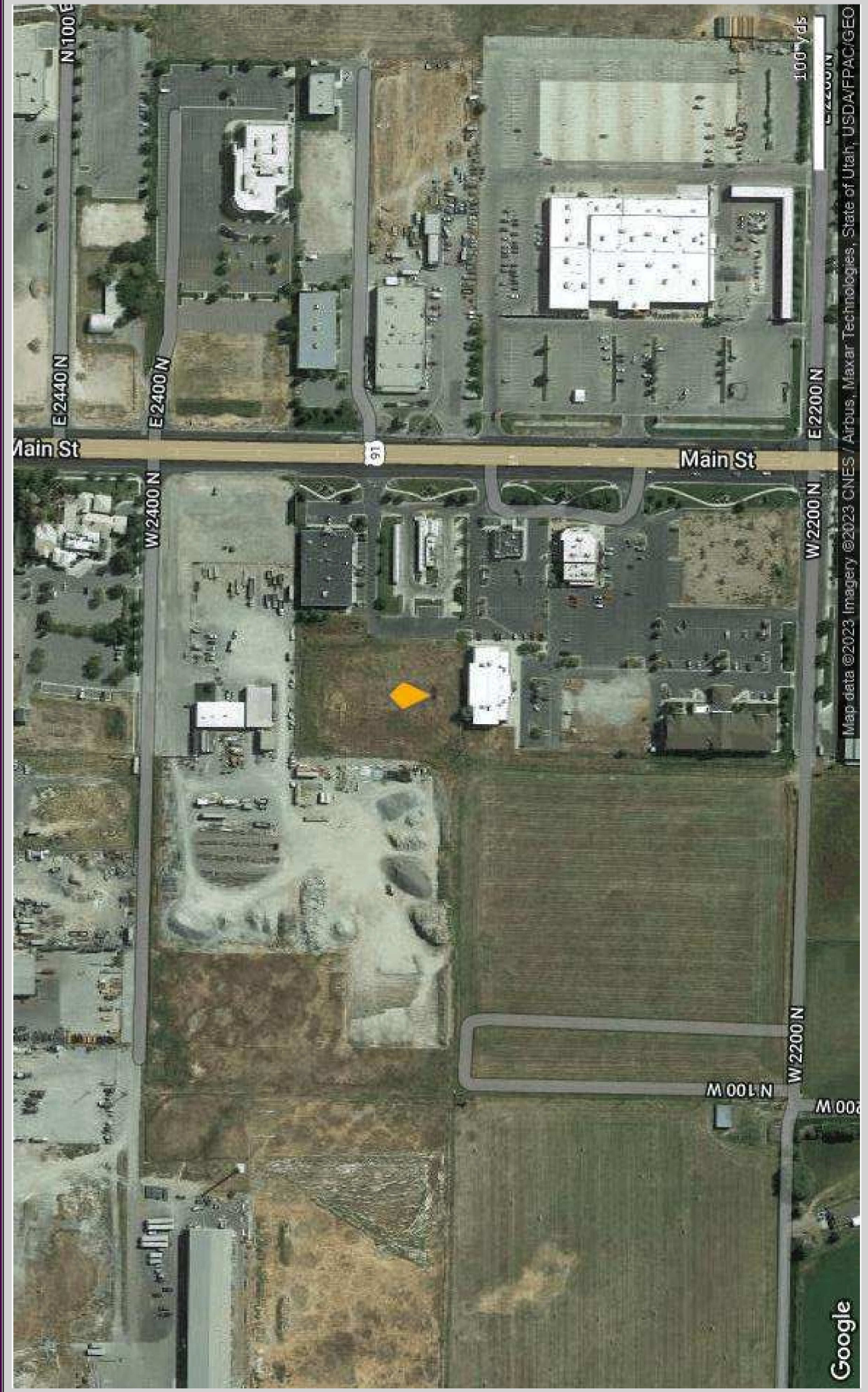
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,026		57,133		97,651	
2023 Estimate	7,307		53,213		90,792	
2010 Census	4,815		43,415		73,042	
Growth 2023 - 2028	9.84%		7.37%		7.55%	
Growth 2010 - 2023	51.75%		22.57%		24.30%	
2023 Population by Hispanic Origin	996		5,671		10,282	
2023 Population	7,307		53,213		90,792	
White	6,499	88.94%	47,961	90.13%	82,918	91.33%
Black	121	1.66%	876	1.65%	1,268	1.40%
Am. Indian & Alaskan	116	1.59%	765	1.44%	1,128	1.24%
Asian	251	3.44%	2,018	3.79%	2,887	3.18%
Hawaiian & Pacific Island	105	1.44%	424	0.80%	585	0.64%
Other	215	2.94%	1,169	2.20%	2,005	2.21%
U.S. Armed Forces	0		10		15	
Households						
2028 Projection	2,717		18,583		31,279	
2023 Estimate	2,467		17,287		29,049	
2010 Census	1,598		14,182		23,492	
Growth 2023 - 2028	10.13%		7.50%		7.68%	
Growth 2010 - 2023	54.38%		21.89%		23.65%	
Owner Occupied	941	38.14%	7,758	44.88%	16,607	57.17%
Renter Occupied	1,526	61.86%	9,529	55.12%	12,442	42.83%
2023 Households by HH Income	2,466		17,287		29,050	
Income: <\$25,000	239	9.69%	4,052	23.44%	5,657	19.47%
Income: \$25,000 - \$50,000	600	24.33%	4,655	26.93%	7,121	24.51%
Income: \$50,000 - \$75,000	536	21.74%	3,267	18.90%	5,755	19.81%
Income: \$75,000 - \$100,000	287	11.64%	1,917	11.09%	4,030	13.87%
Income: \$100,000 - \$125,000	446	18.09%	1,382	7.99%	2,720	9.36%
Income: \$125,000 - \$150,000	65	2.64%	606	3.51%	1,285	4.42%
Income: \$150,000 - \$200,000	102	4.14%	739	4.27%	1,292	4.45%
Income: \$200,000+	191	7.75%	669	3.87%	1,190	4.10%
2023 Avg Household Income	\$90,778		\$67,814		\$73,400	
2023 Med Household Income	\$69,999		\$49,680		\$57,926	

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Property Summary Report

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North Logan, UT 84341 - Cache County Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	1.91 AC
Land SF - Gross	83,200 SF
Topography	Level
Density Allowed	Commercial
Parcels	04-163-0003

ZONING & USAGE

Zoning	Commercial
Proposed Use	Car Wash, Fast Food, General Free-standing, Health Care, Hospitality,
Approval	Engineering

CURRENT CONDITION

Grading	Rough graded
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	23,353 on N Hwy 91 & W 2450 N S (2015) 32,847 on North Main Street & Auto Mall Dr N (2022)
Frontage	340' on Hwy 91 North Main Street (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score®	Car-Dependent (37)
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SALE

For Sale	\$985,000 (\$515,707/AC - \$11.84/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Parker Real Estate Services 45 E 200 N Logan, UT 84321 (435) 755-9900 (p) (435) 755-9901 (f)
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LAND NOTES

APN: 04-163-0003



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SALE HIGHLIGHTS

- Highway front visibility
- In high growth area