

Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

**FOR SALE OR
GROUND LEASE**



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

**SALE PRICE:
\$1,100,000
LEASE RATE:
\$95,000/YR**



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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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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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