

# Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

FOR SALE OR  
GROUND LEASE



E 700 S 28,000 ADT



## 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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## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

Population	1 MILE	3 MILE	5 MILE
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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