



NEARBY
TENANTS



Grounds
For
Coffee

PROPERTY
FEATURES

- Great Main Street Visibility
- End Cap Available
- High Traffic Co-Tenants
- Central Clearfield Location
- \$12-\$14 PSF NNN
- Free Rent Available
- 1480 - 2000 SF Available
- T.I. Available

AREA
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,310	77,463	174,135
Household	3,060	25,099	56,111
Income	\$51,239	\$60,631	\$65,093

RYAN WICKNICK
RETAIL/INVESTMENT SPECIALIST
801.393.2733 OFFICE
801.309.1640 CELL
ryan@ppc-utah.com



TONY RICHARDSON
RETAIL / INVESTMENT DIVISION
801.393.2733 OFFICE
801.668.3346 CELL
tony@ppc-utah.com



