



**NEARBY
TENANTS**



**Grounds
For
Coffee**

**PROPERTY
FEATURES**

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

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