772 E. 700 S. SUITE 1A Clearfield, UT

2,716 SF RETAIL/OFFICE SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

Size: 2,716 SF

» Retail Area: 1,858 SF

Warehouse Area: 858 SF

• Lease Rate: \$15.00 PSF/NNN

2024 CAM: \$3.50 PSF

High traffic counts

Easy access off of I-15

High visibility

Ample parking

Storage in the rear of the space

Thriving community

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	14,353	94,246	223,575
Projected Population (2029)	15,687	99,608	235,251
Estimated Households (2024)	5,200	30,175	70,204
Projected Households (2029)	5,782	32,325	74,768
Est. Median Household Income (2024)	\$64,106	\$87,271	\$98,359
Est. Avg. Household Income (2024)	\$79,497	\$109,860	\$120,940
Est. Per Capita Household Income (2024)	\$29,255	\$35,257	\$37,956

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2024 and 2029

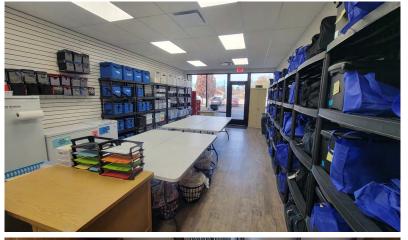
Julie Brown / julie.brown@cushwake.com / +1 801 784 5317 April Hartzell / april.hartzell@cushwake.com / +1 801 784 5319



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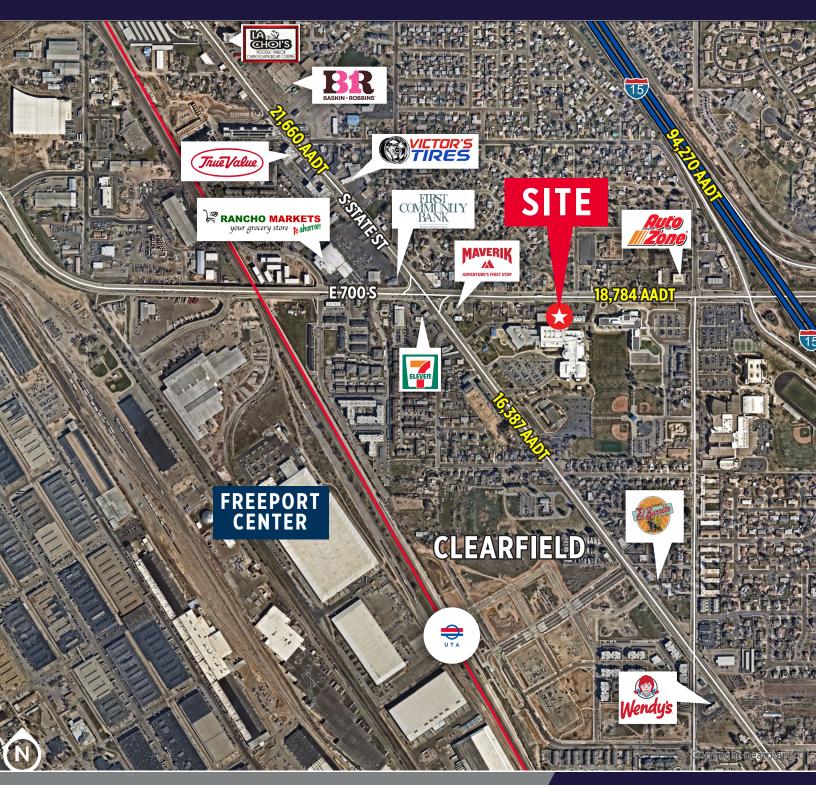


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