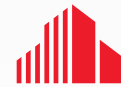


FOR LEASE

FORMER SEAGULL BOOK

4031 Riverdale Road, Ogden, UT



CUSHMAN &
WAKEFIELD



Property Highlights

- Size: 3,950 SF
- Lease Rate: \$26.00 PSF/NNN
- Estimated CAM: \$4.04 PSF
- Prime location on Riverdale Road
- Large open retail space with storage in the rear of the space
- Located adjacent to Chic-fil-a, Ross, Burger King, and Olive Garden
- Curbside parking
- Store front displays
- High traffic counts



Contact

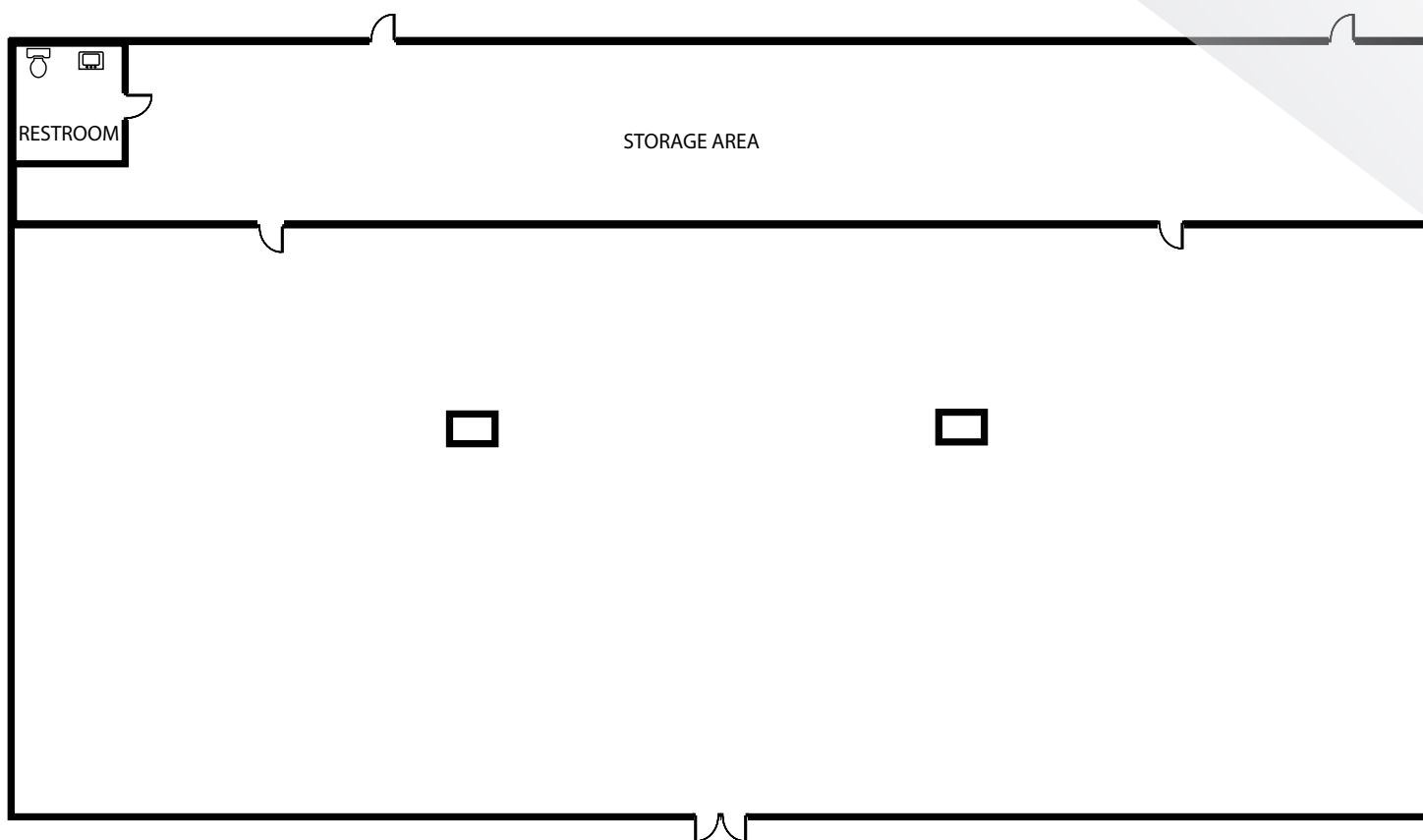
JULIE BROWN
Senior Associate
+1 801-644-4946
julie.brown@cushwake.com

APRIL HARTZELL
Associate
+1 801-814-4273
april.hartzell@cushwake.com

FOR LEASE
4031 Riverdale Road, Ogden, UT



Floor Plan



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	11,386	\$93,710	12,415
3 Miles	85,723	\$98,930	108,576
5 Miles	181,386	\$102,700	194,932

Contact

JULIE BROWN
Senior Associate
+1 801-644-4946
julie.brown@cushwake.com

APRIL HARTZELL
Associate
+1 801-814-4273
april.hartzell@cushwake.com

4031 Riverdale Road, Ogden, UT



**CUSHMAN &
WAKEFIELD**



JULIE BROWN
Senior Associate
+1 801-644-4946
julie.brown@cushwake.com

APRIL HARTZELL
Associate
+1 801-814-4273
april.hartzell@cushwake.com