



MARKETING FLYER

LEGEND HILLS - RETAIL

1246 S. LEGEND HILLS DRIVE | CLEARFIELD, UT

LEASING DEPARTMENT

801-485-7770



PROJECT HIGHLIGHTS

- Directly abutting 218,000 SF of office space
- Just minutes away from Hill Air Force Base, the largest employer in the state
- Proximate to the Falcon Hill development and a few I-15 exits away from the Roy Innovation Center
- Surrounded by multifamily, including 228 new units nearing completion

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population - '22 Est	17,253	84,944	198,428
Households - '22 Est	6,693	26,896	60,865
Median HH Income	\$60,284	\$70,303	\$82,654
Average HH Income	\$68,809	\$83,595	\$97,833
TRAFFIC	I-15	Antelope Dr.	Total
AADT	127,000	60,000	187,000



Riverton Music

HEART & SOUL
Wellness

Sushi Yagi
All Your Fave Eat Sushi

Haru
RAMEN



PHỞ BÀNH

A6 - 1,162 SF

100 - 1,143 SF WITH DRIVE-THRU



