

# DRIVE-THRU RETAIL AVAILABLE

1265 SOUTH STATE STREET, CLEARFIELD, UT 84015

For Lease / BTS



1265 South State Street  
Clearfield, UT 84015

## Property information

- Land area: 1.1 Acres
- Suite Size: 1,215 - 4,995 SF
- Zoning: C2
- Parking: 45 Stalls
- Drive-thru (9 vehicle stacking)
- Near Clearfield Frontrunner Station and future development
- Close to Freeport Center and Hill Air Force Base

## Clearfield

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
<b>2024 Population</b>			
Total Population	17,511	95,793	211,317
Total Households	6,250	30,256	64,973
Median HH Income	\$61,345	\$75,224	\$88,252
<b>2024 Employment</b>			
Total # Employees	8,037	28,450	48,110
Total # Businesses	840	3,065	5,408

\*Demographics provided by Costar

## Marketed by:

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**Dell Nichols**  
Commercial Real Estate LLC

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