

# CLEARFIELD DRIVE-THRU

FOR SALE OR LEASE



*Freeway Pole Sign Included as Lease Incentive (\$75,000 Value)*

## PROPERTY DETAILS

585 N. Main St., Clearfield, UT 84015

- 795 SF former coffee drive-thru
- 27,698 ADT on Main Street
- 1,000 new multifamily units to be constructed at Clearfield FrontRunner station
- 600,000 SF of Class A office to be constructed in the immediate area
- Close to 7M SF fully leased Freeport Center
- Close to expanding Hill Air Force Base

### NEARBY TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » 13,280  
3 MILE » 88,341  
5 MILE » 232,266



### EST. HOUSEHOLDS

1 MILE » 4,682  
3 MILE » 29,529  
5 MILE » 77,437



### EST. AVERAGE HH INCOME

1 MILE » \$109,141  
3 MILE » \$116,018  
5 MILE » \$121,747

**NEWMARK**

**MOUNTAIN WEST**

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**NORTH  
ELEVATION**

Scale: 1/16" = 1'-0"



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