



**- FOR SALE OR LEASE -  
RATE REDUCTION!  
SELLER FINANCING AVAILABLE**



**SALE INFORMATION**

- (3) Retail Buildings Totaling 63,767 SF - Zoned CP-3  
49,636 SF Main Building  
5,036 SF Multi Tenant Strip  
9,095 SF Multi Tenant Strip
- (2) Residential Lots - Zoned R-1-6
- 6.13 Acres Total
- Excellent Opportunity for Investment or Development
- Located on a Corner Signalized Intersection  
(Contact Agents for Rent Roll Details)
- Seller Financing Available

**LEASE INFORMATION**

- 49,636 SF Available for Lease
- Freestanding Retail on High Traffic Corner
- Ample Parking: 4.17/1,000 SF
- Pylon Signage Available
- Many Retail & Restaurant Amenities Nearby
- High Visibility on Washington Blvd.

**SALE PRICE: \$6,700,000.00**

**LEASE RATE REDUCED!  
FROM ~~\$6.00/SF~~ TO \$3.00/SF NNN**

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# COMMERCIAL REAL ESTATE CONSULTANTS

120 NORTH WASHINGTON BLVD., OGDEN, UTAH 84404



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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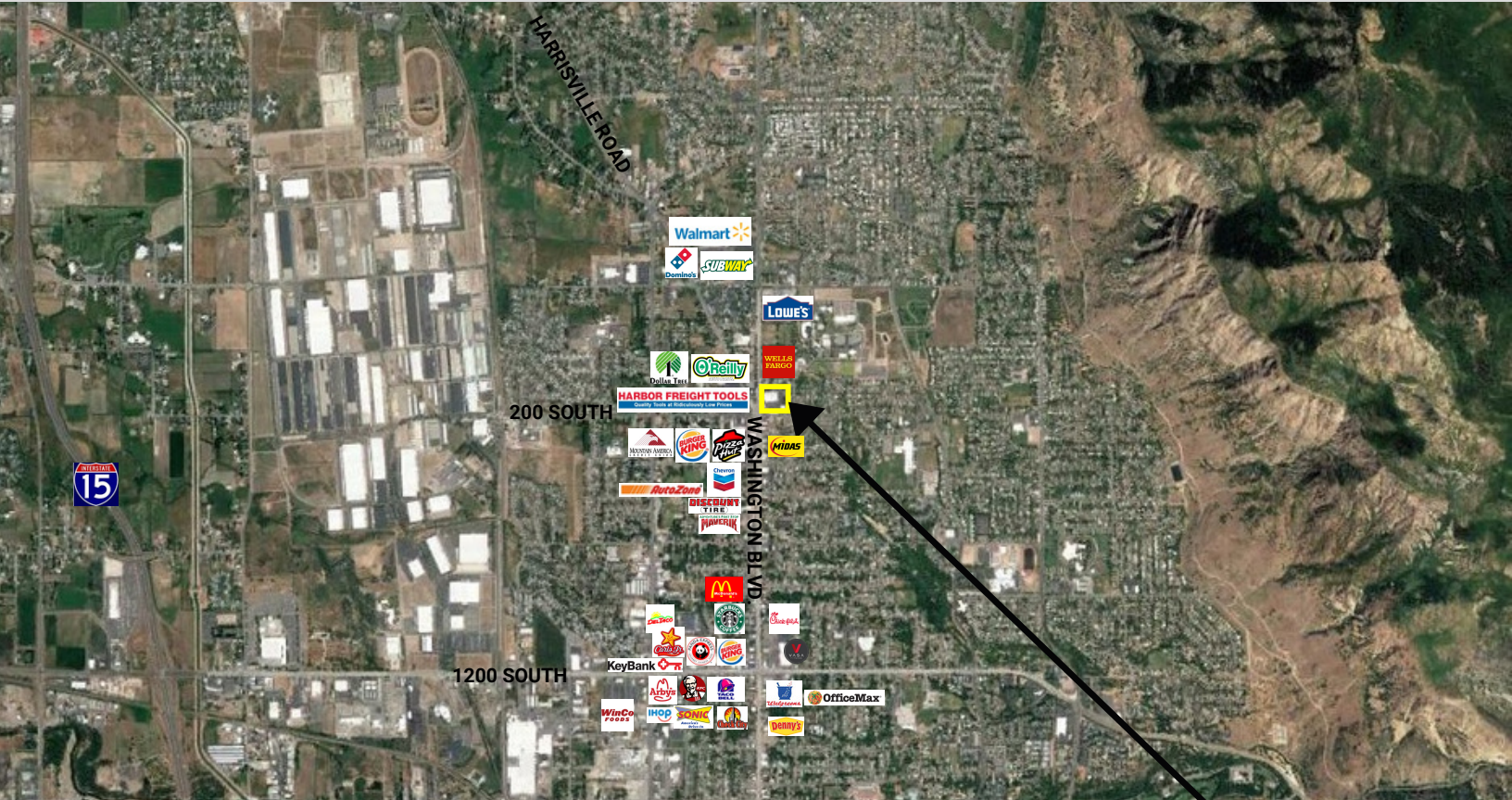
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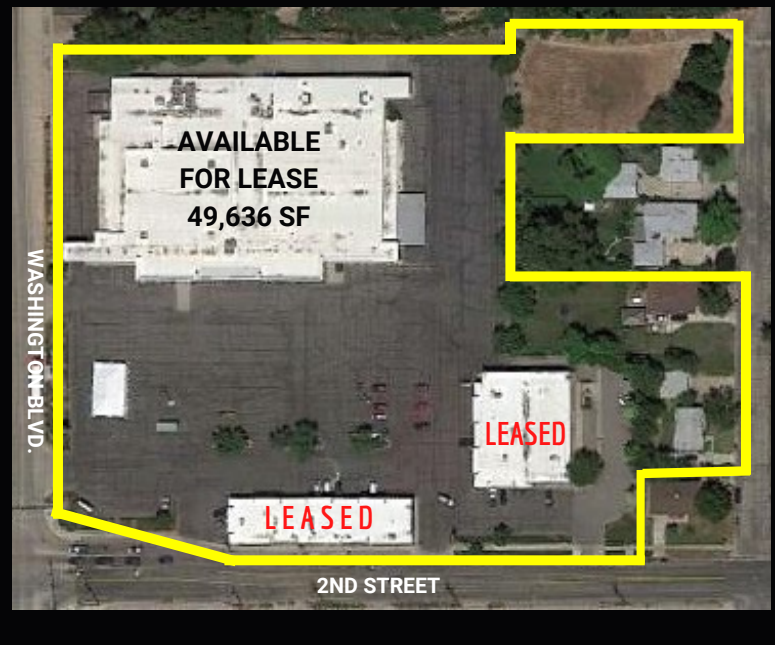
## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,862	68,204	134,728
Households	5,585	24,001	46,206
Avg. Household Income	\$41,851	\$48,563	\$56,063

## TRAFFIC COUNTS

Washington Blvd.: 23,992 Annual Average Daily Traffic

2nd Street: 20,692 Annual Average Daily Traffic



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