



# cRc Nationwide

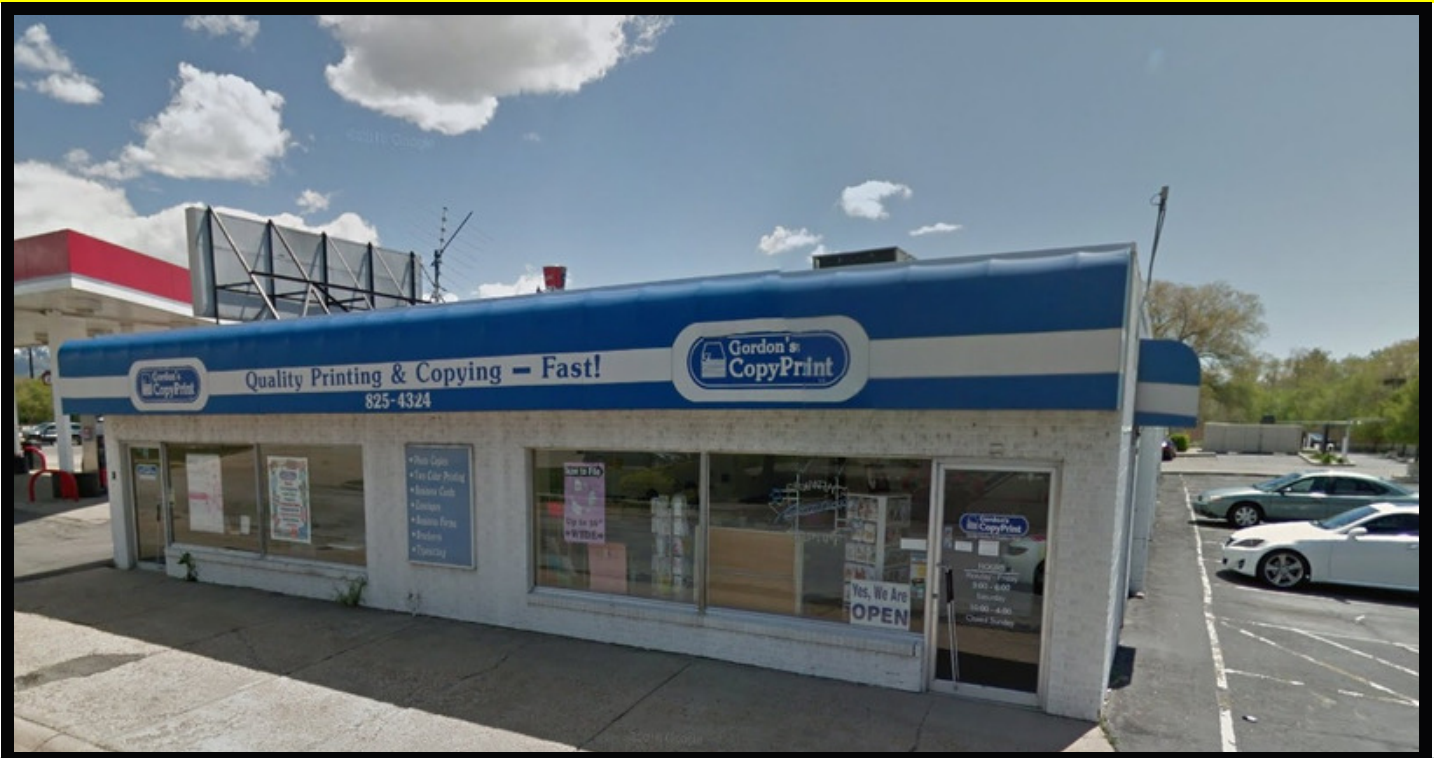
COMMERCIAL REAL ESTATE CONSULTANTS



22 WEST 650 NORTH, CLEARFIELD, UTAH 84015



## FLEX SHOWROOM IN CLEARFIELD FOR SALE OR LEASE



**LEASE RATE: \$0.60/SF NNN - SALE PRICE: \$575,000.00**

### PROPERTY INFORMATION

- **7,000 SF Flex Showroom**
- **(2) GL Doors**
- **Clearance Height: 13' - 14'**
- **3 Phase Power**
- **Site Size: 0.49 Acres**
- **West Entrance of Hill Air Force Base**
- **Just Off I-15**

**801.617.1700**

**SCOT BOLEY**  
**SCOT.BOLEY@CRCNATIONWIDE.COM**



**COSTAR**  
**POWER BROKER AWARD**  
TOP FIRM IN SALES & LEASING  
2010, 2011, 2012, 2013, 2014, 2015, 2016



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## Demographics

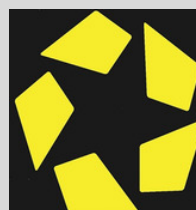
	1 Mile	3 Mile	5 Mile
Population	11,400	81,260	206,607
Households	3,662	24,884	65,071
Avg. Household Income	\$56,247	\$60,055	\$64,876

## Traffic Counts

Main Street: 27,729 Annual Average Daily Traffic  
 650 North: 16,355 Annual Average Daily Traffic

**CONTACT: 801.617.1700**

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