

INVESTMENT OPPORTUNITY RETAIL | OFFICE | FLEX DEVELOPMENT



CLINTON EXCHANGE

CLINTON, UTAH 84015

INVESTMENT HIGHLIGHTS

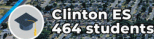
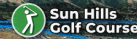
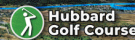
- ▶ Lots / Pads for Sale / GL / BTW
- ▶ Lot 4 Available · Lots 1, 3, 5 Under Contract
- ▶ National Tenant Tractor Supply just closed on Lot 2 (Tractor Supply has 2,200+ locations in 49 states)
- ▶ Access to I-15 (169,000 VPD) in Ogden MSA
- ▶ Solid Demographics · Population of 197,572 & Average Household Income of \$95,200 in five mile radius.
- ▶ Ogden MSA is ranked Top 100 cities in the Nation for liveability
- ▶ Ogden ranked Top 10 fastest growing high tech sector in U.S.

CONTACT BROKER

FOR PRICING



HG MANOR™
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DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	11,605	88,855	183,092
AVG. HOUSEHOLD INCOME	\$98,370	\$95,630	\$95,200
POPULATION GROWTH	9.78%	9.04%	7.91%



197,572

5-MILE
POPULATION



\$95,200

5-MILE HOUSEHOLD
INCOME



7.91%

5-MILE PROJECTED
GROWTH (2023-2028)



658K

OGDEN MSA
POPULATION



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CONTACT US
FOR MORE
DETAILS

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