

Clearfield Retail Pads

777 E 700 S Clearfield, UT 84015

**FOR SALE OR
GROUND LEASE**



**SALE PRICE:
\$1,200,000
LEASE RATE:
\$95,000/YR**

PROPERTY HIGHLIGHTS

- 1 Pad Available, 1.04 Acres
- Available for Sale or Ground Lease
- Zoned Commercial
- Auto, Retail, & Office Uses Permitted
- Adjacent to 3 Public Schools



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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2022	11,318	40,432	219,579
Households			
2022	4,146	13,573	68,774
Income			
2022 Median HHI	\$56,150	\$71,148	\$92,404

Enrollment Count 2024

Clearfield High School - 1,930

North Davis Junior High - 844

South Clearfield Elementary - 455



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