

# WASHINGTON BOULEVARD RETAIL/FLEX

3225 Washington Blvd • Ogden, Utah 84401

## HIGHLIGHTS

- 7,000 SF RETAIL/FLEX FOR LEASE
- \$14 PSF NNN
- EXCELLENT TRAFFIC ON WASHINGTON BLVD
- INCLUDES DOCK LEVEL GARAGE DOOR



**CHLOE CYPERS**

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801.930.6752 | [tolson@legendcommercial.com](mailto:tolson@legendcommercial.com)

**PARTNER XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS ■■■■

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

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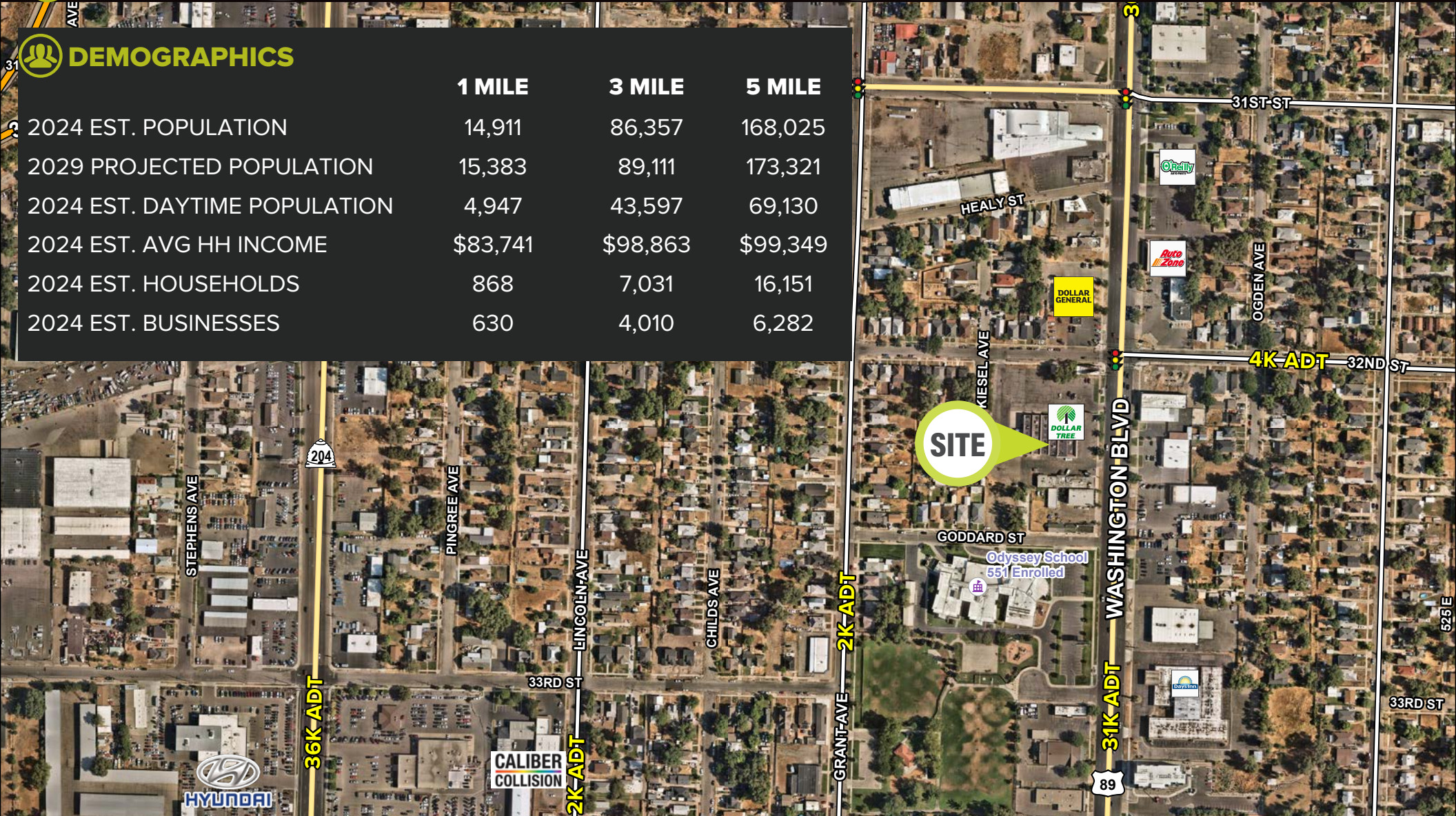
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## LOCATION

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	14,911	86,357	168,025
2029 PROJECTED POPULATION	15,383	89,111	173,321
2024 EST. DAYTIME POPULATION	4,947	43,597	69,130
2024 EST. AVG HH INCOME	\$83,741	\$98,863	\$99,349
2024 EST. HOUSEHOLDS	868	7,031	16,151
2024 EST. BUSINESSES	630	4,010	6,282



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 **SITE PLAN**



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