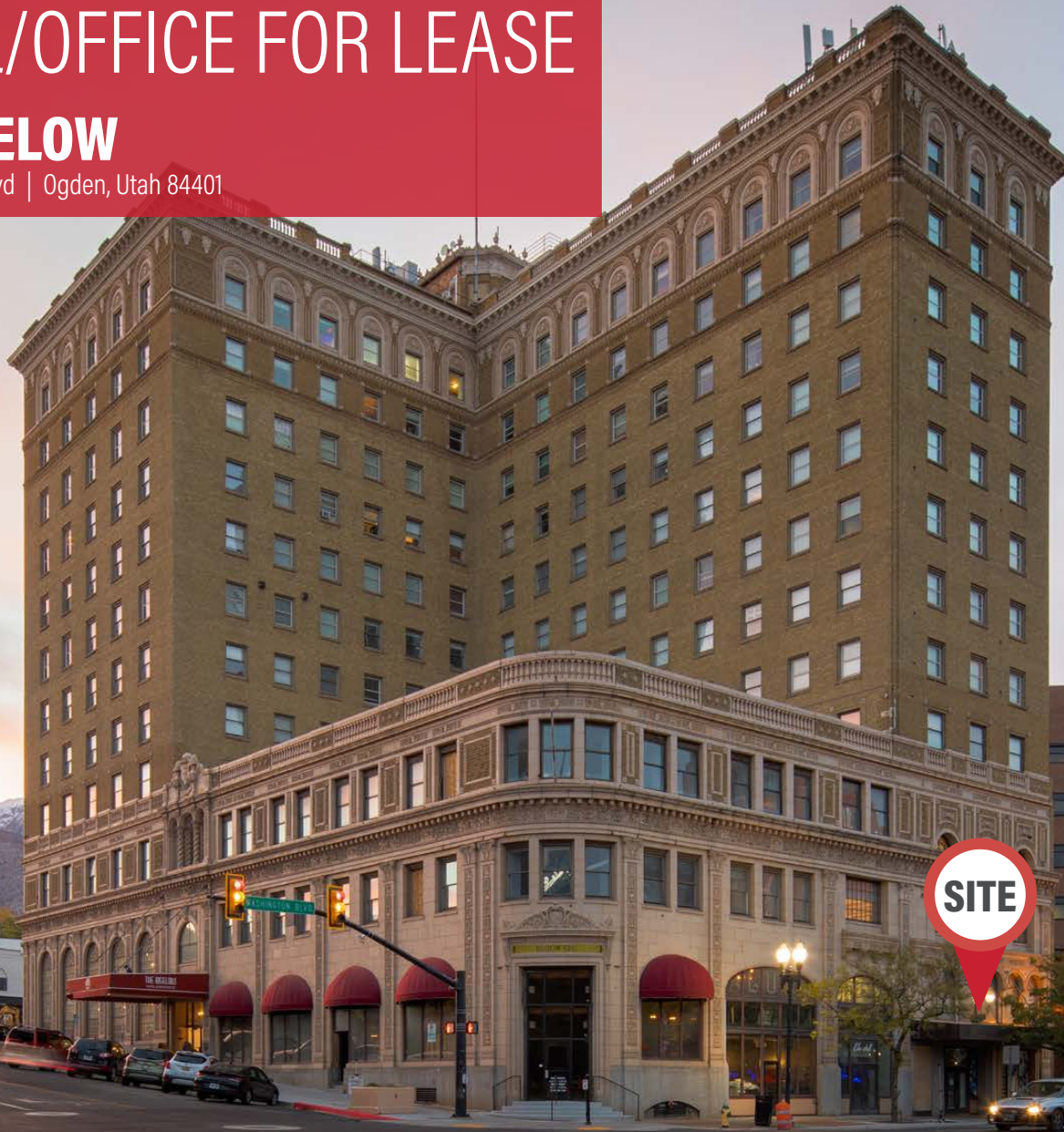


RETAIL/OFFICE FOR LEASE

THE BIGELOW

2510 Washington Blvd | Ogden, Utah 84401



Property Highlights

- 1,500-4,000 SF Available (Street Level + Basement)
- Frontage Visibility and Great Traffic on Washington Blvd
- Built-Out as Office/Retail Space
- Call For Pricing
- Garage Parking Available for Employees and Customers
- Historic Building with Gorgeous New Interiors
- Located on the Corner of Historic 25th

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

CHLOE CYPERS
801.644.6299

ccypers@legendcommercial.com

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



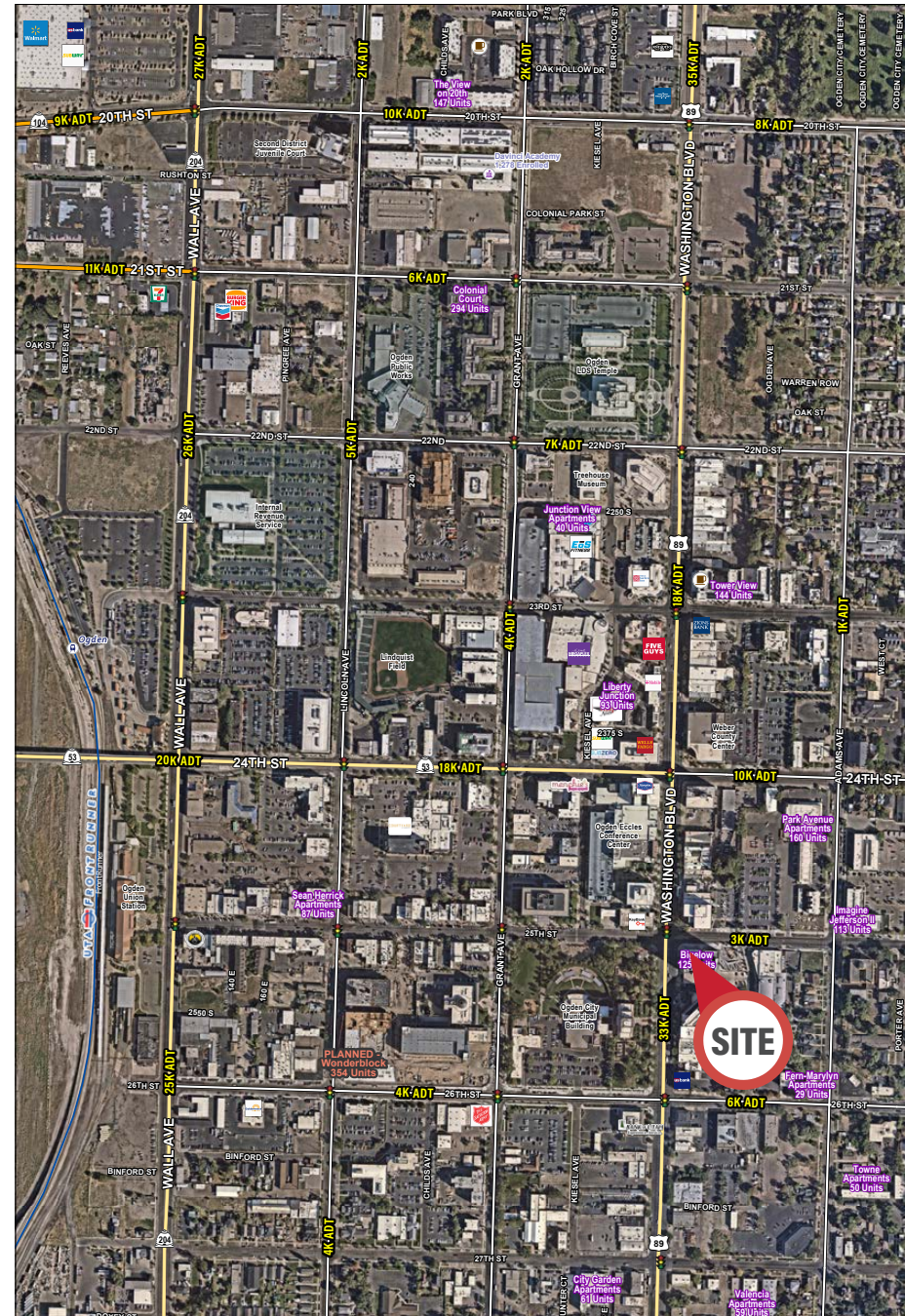
LEGEND
COMMERCIAL

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	16,981	87,285	164,582
2030 PROJECTED POPULATION	17,398	89,600	170,749
2025 HOUSEHOLDS	7,346	33,327	61,633
2025 AVG HH INCOME	\$71,923	\$89,144	\$101,952
2025 BUSINESSES	1,216	3,799	6,037
2025 DAYTIME POPULATION	10,719	41,450	64,675



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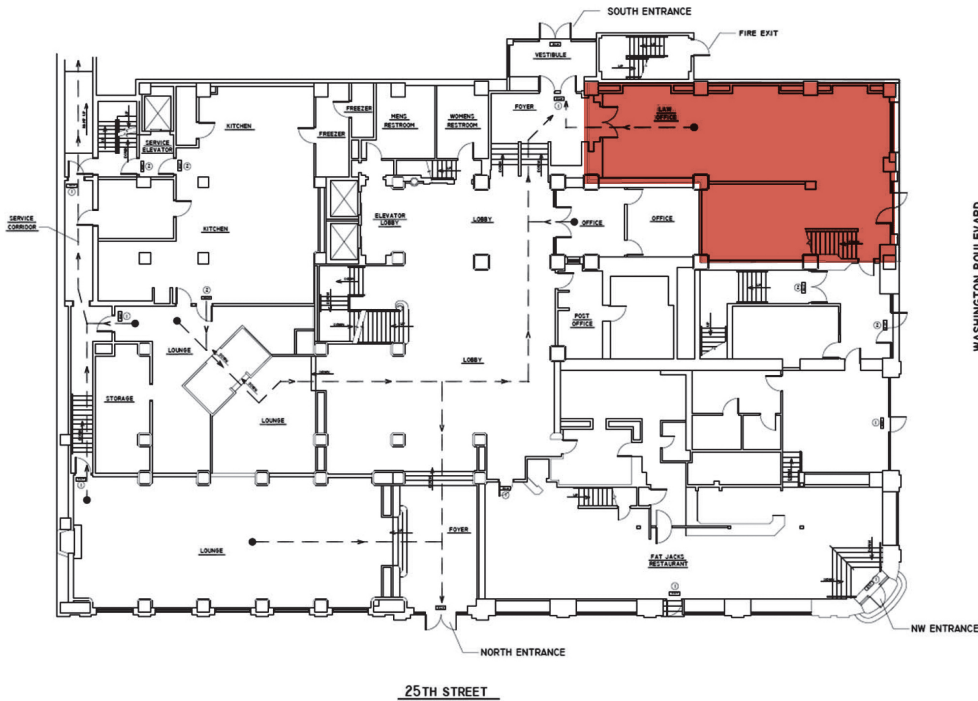
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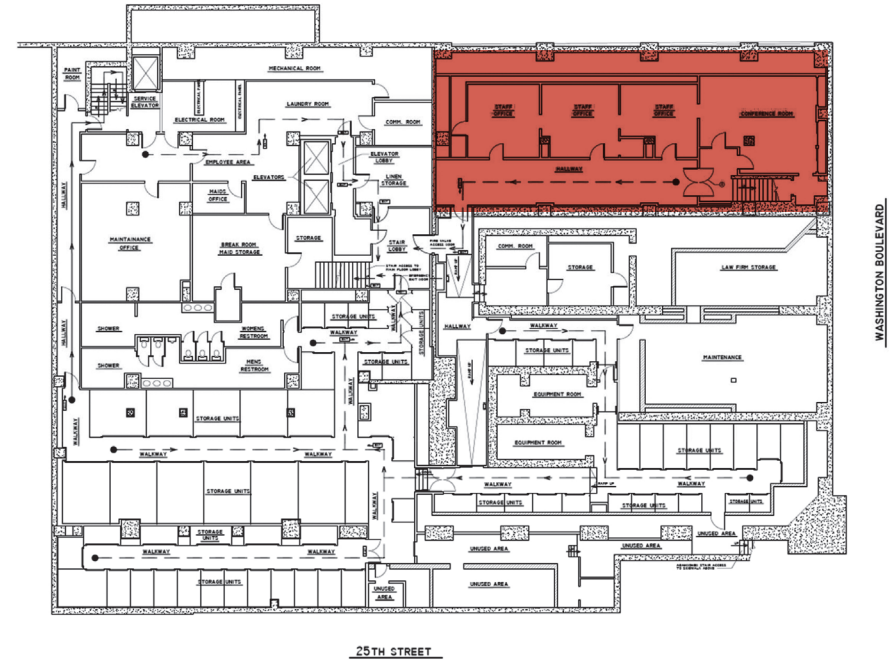
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STREET LEVEL



BASEMENT



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