

# 12TH STREET EXCHANGE - RETAIL PHASE

## FOR LEASE, GROUND LEASE OR BTS



### PROPERTY DETAILS

1200 S 1900 W, MARRIOTT-SLATERVILLE, UT 84404  
(OGDEN-CLEARFIELD MSA)

#### LEASE

- 1,200 - 10,000 SF Available
- Drive Thru Available
- Delivery: Spring 2024
- Access from 12th Street & 1900 W.
- Cross Access with Research Park
- Monument Sign Available
- Parking Ratio: 7.4/1,000 SF

#### GROUND LEASE

- 1 to 1.5 Acres Available
- Utilities Stubbed to Pads
- Delivery: November 2023
- Access from 12th Street & 1900 W.

#### NEARBY TENANTS:



### 2023 DEMOS

#### EST. POPULATION

1 MILE » 1,094  
3 MILE » 36,284  
5 MILE » 157,203

#### EST. HOUSEHOLDS

1 MILE » 278  
3 MILE » 13,131  
5 MILE » 56,197

#### EST. AVERAGE HH INCOME

1 MILE » \$118,315  
3 MILE » \$89,768  
5 MILE » \$96,808



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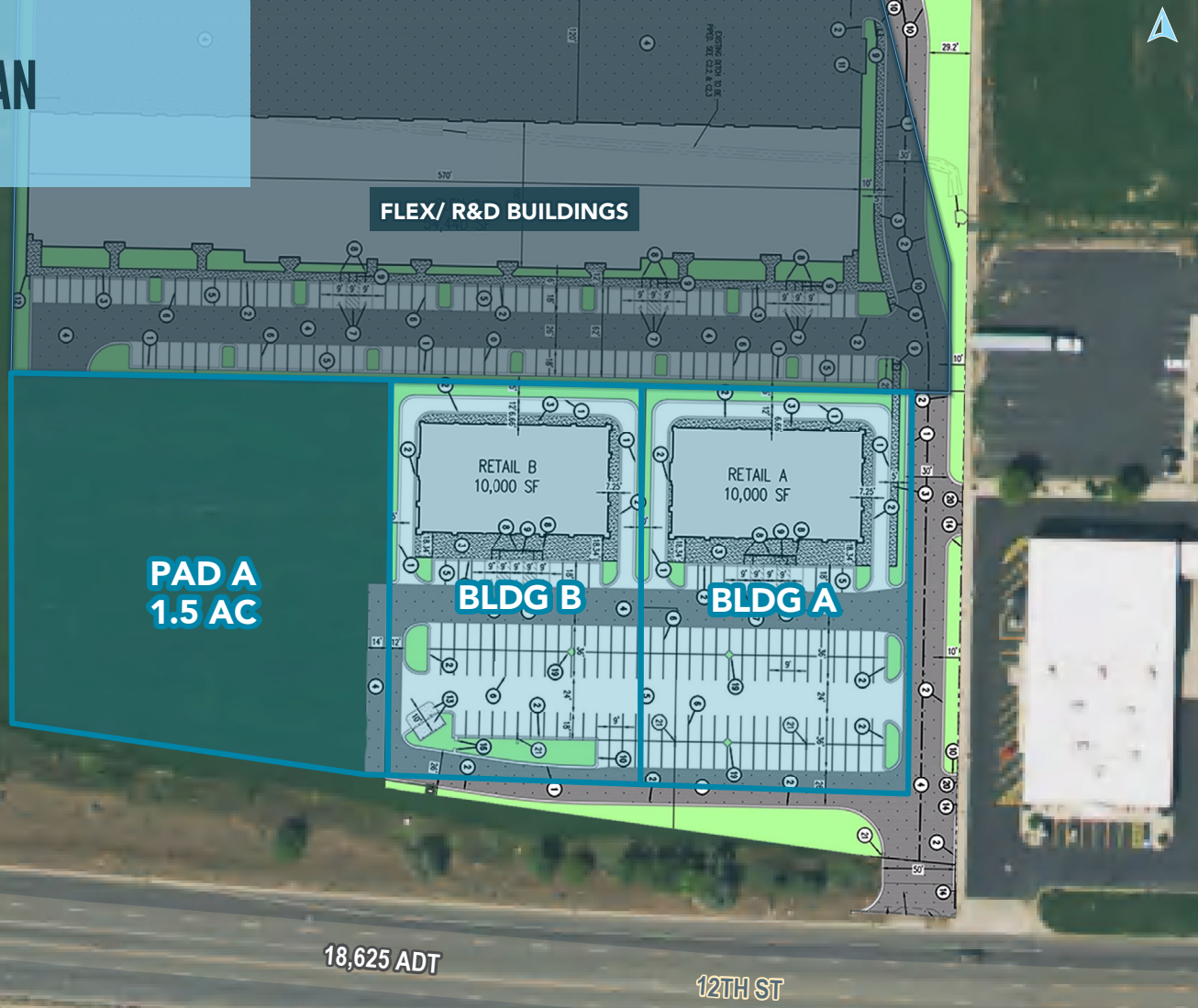
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## SITE PLAN



### RETAIL BUILDINGS

Building A	1,200 - 10,000 SF (Drive thru available)
Building B	1,200 - 10,000 SF (Drive thru available)

### PAD SITE

Pad A	1.5 Acres
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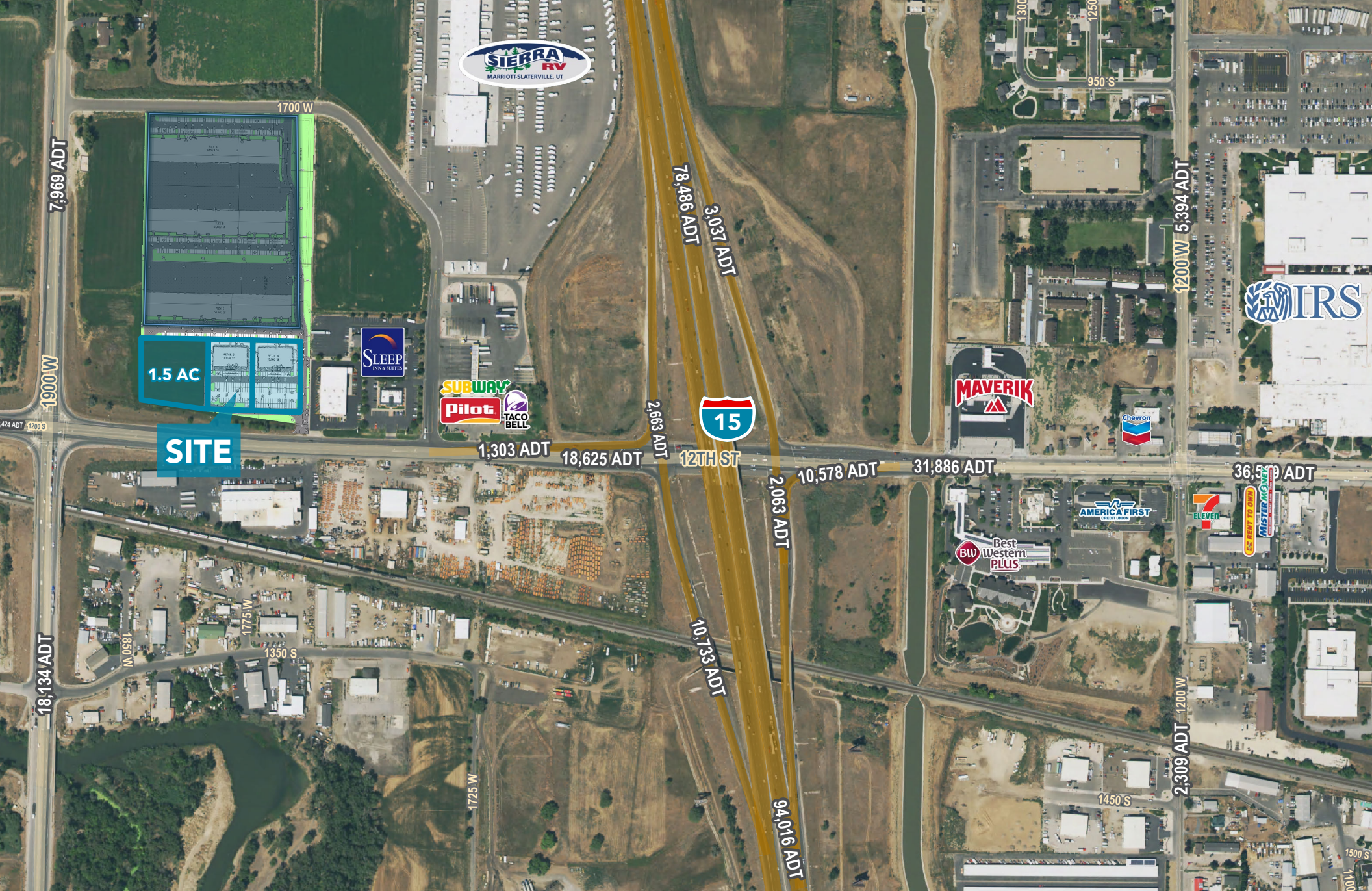


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**Site**

DISTANCES TO:	
American Fork, UT .....	68 miles
Interstate 15 .....	0.3 miles
Interstate 84 .....	4.3 miles
Provo, UT (Downtown) .....	81 miles
Salt Lake City, UT (Downtown) .....	38 miles
Salt Lake City International Airport .....	42 miles
Spanish Fork, UT .....	88 miles



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.