

OFFICE BUILDING FOR LEASE

2084 N 2000 W

Clinton, UT 84015



## Property Description

Notable Building available for lease in Davis County! This building has great visibility and eye catching design. Construction is complete and ready for your business! ONLY ONE UNIT LEFT!

## Property Highlights

- Eye Catching Architecture
- Great Signage Opportunities
- Generous TI Allowance for Qualified Tenants
- Excellent Traffic Counts
- Suite 101 - 2,730 RSF

## Offering Summary

<b>Lease Rate:</b>	28.00 NNN
<b>Number of Units:</b>	1
<b>Available SF:</b>	2,730 RSF
<b>Building Size:</b>	12,380 SF

## Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	3,642	26,564	51,959
<b>Total Population</b>	12,620	85,744	163,905
<b>Average HH Income</b>	\$97,118	\$85,252	\$85,936

ANDY EVANS

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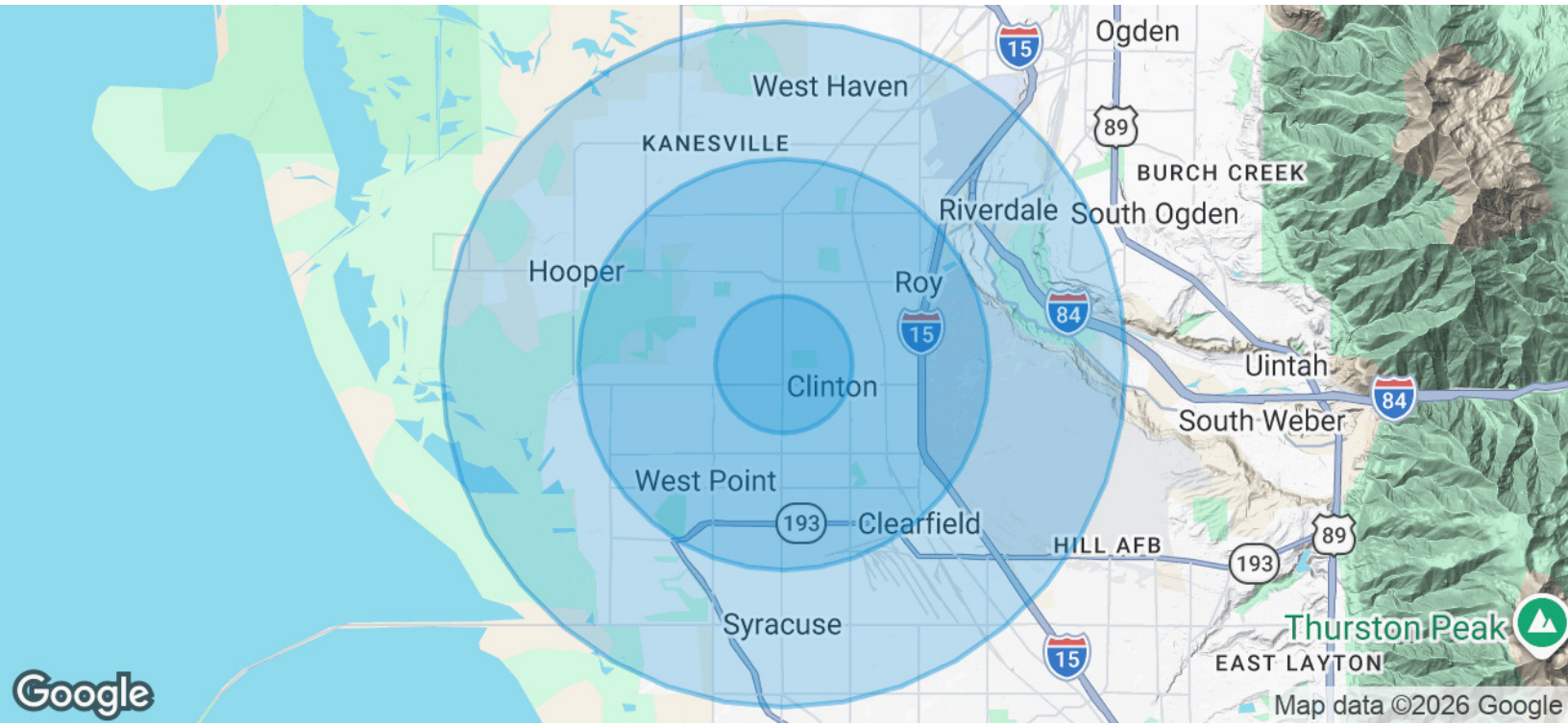
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	12,620	85,744	163,905
<b>Average Age</b>	28.8	31.4	31.2
<b>Average Age (Male)</b>	26.9	29.8	30.1
<b>Average Age (Female)</b>	32.6	32.5	31.8

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,642	26,564	51,959
<b># of Persons per HH</b>	3.5	3.2	3.2
<b>Average HH Income</b>	\$97,118	\$85,252	\$85,936
<b>Average House Value</b>	\$284,549	\$251,970	\$250,876

2020 American Community Survey (ACS)

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