

FOR SALE OR LEASE

CLEARFIELD RETAIL/OFFICE

1264 West 300 North | Clearfield, Utah 84015

Property Highlights

- Sale Price: \$465,000
- Lease rate: \$21 PSF NNN
- Lot Size: 0.53 Acres / Building Size: 1,990 SF
- Monument Signage
- Future Expansion or Redevelopment Potential



JACE BANKHEAD

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PARTNER **XTEAM**
RETAIL ADVISORS



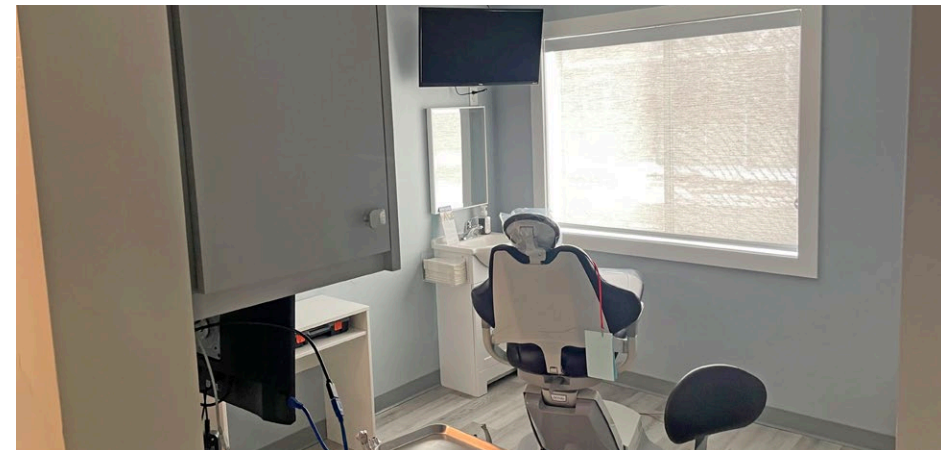
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	15,271	99,554	202,641
2030 PROJECTED POPULATION	16,056	104,777	212,693
2025 HOUSEHOLDS	4,974	31,786	66,332
2025 AVG HH INCOME	\$109,257	\$125,353	\$123,056
2025 BUSINESSES	145	1,756	4,539
2025 DAYTIME POPULATION	1,394	19,322	44,896



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