

COMMERCIAL LAND IN CLEARFIELD

650 N Main Street, Clearfield, UT 84015



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	0.78 Acres
ZONING:	C-2
PRICE / SF:	\$13.24

PROPERTY OVERVIEW

This commercial property offers excellent visibility potential with its location adjacent to the 650 N exit and entrance ramp on Interstate 15. The spot would be ideal for any number of commercial uses, including restaurants, business services, beauty or health salons, assisted living, or financial services. Surrounded by a well-established commercial district this parcel is .78 acres with power, gas, sewer, and water all stubbed and available. The volume of traffic is especially high in this area at the west gate of Hill Air Force Base during the morning and late afternoon hours. Price includes 2 other, 14-094-0065 .14 acres currently being used as a driveway to the surrounding businesses, and 14-094-0064 this is .01 acre near the driveway.

PROPERTY HIGHLIGHTS

- Excellent Location Near 650 N Entrance/Exit on Interstate 15
- Near Hill Air Force Base
- High Traffic Area
- Many potential Uses

KW COMMERCIAL
2121 S. McClelland Street,
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Each Office Independently Owned and Operated kwcommercial.com

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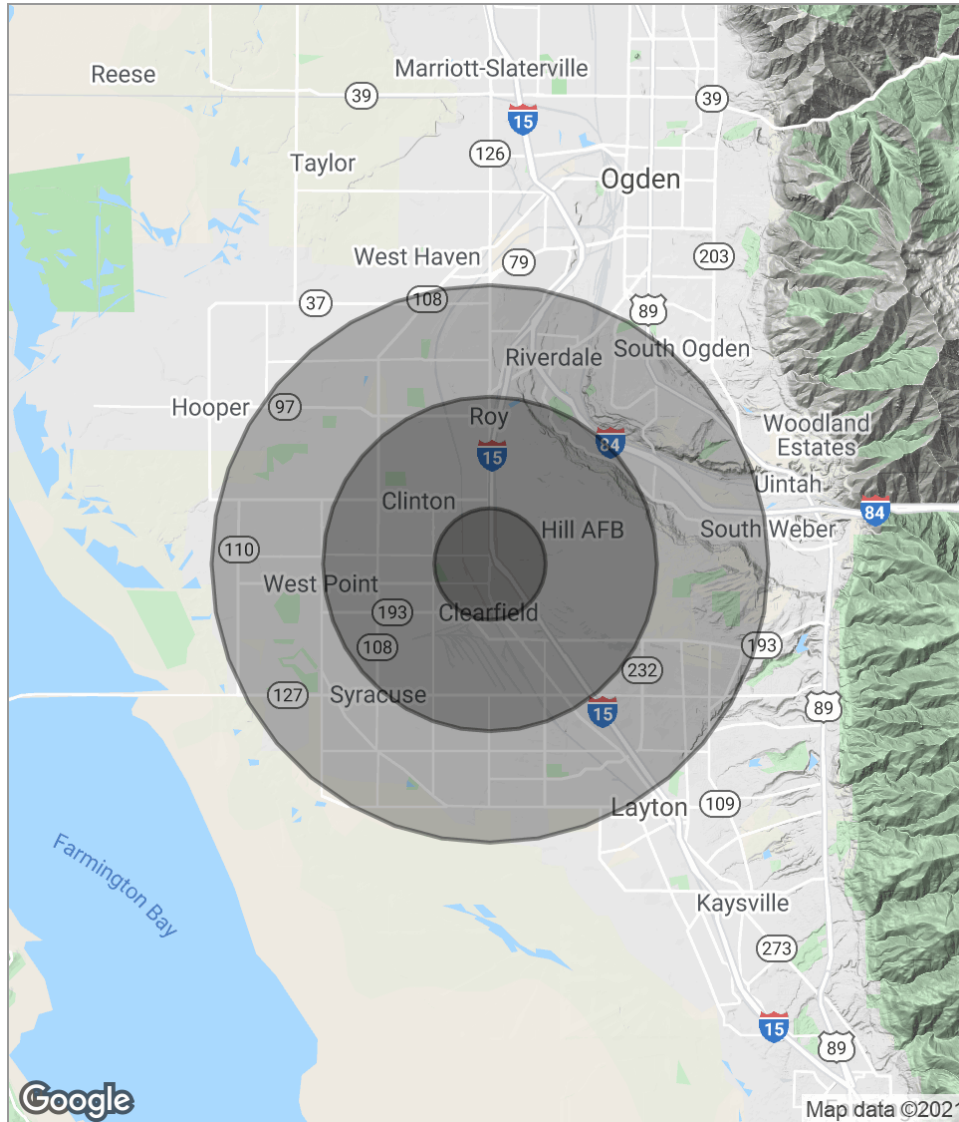
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,801	69,580	174,202
Median Age	27.8	27.6	27.7
Median Age (Male)	27.1	26.7	27.3
Median Age (Female)	28.7	28.2	28.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,193	22,469	57,551
# Of Persons Per HH	3.1	3.1	3.0
Average HH Income	\$53,887	\$60,684	\$62,903
Average House Value	\$153,992	\$168,335	\$174,411

* Demographic data derived from 2010 US Census

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