



Attractive recreational center or development opportunity on over 3 acres with Washington Blvd exposure.

Property Highlights

- Size: 34,840 SF
- Sales Price: \$1,770,000
- Lease Rate: \$7.00 PSF/NNN
- Lot Size: 3.18 acres
- Zoning: C-2
- Year Built: 1961
- Prime mixed-use development / medical office development
- Centrally located with ample parking
- Building once housed a 42 lane bowling alley
- Lease rate as-is condition

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2017 Estimated Population	14,225	77,131	159,035
2022 Projected Population	14,526	80,120	166,442
Households			
2017 Estimated Households	5,130	27,833	55,238
2022 Projected Households	5,224	28,869	57,729
2017 Est. Median HH Income	\$53,749	\$52,942	\$53,690
2017 Est. Average HH Income	\$68,684	\$70,783	\$69,145
2017 Est. Per Capita HH Income	\$24,715	\$25,809	\$24,467

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

Mark Swirbul

Associate
+1 801 784 5315
mswirbul@comre.com

372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
comre.com

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