

12th Street Retail/Pad

138 West 12th Street
Ogden, UT 84404

RETAIL
FOR LEASE



PROPERTY INFORMATION

- > Lease rate: \$14.00 PSF NNN
- > 3,332 SF Retail / Office Space
- > Taxes, Ins. & CAM: \$4.00 PSF
- > Former Animal Clinic & Stone Engravers
- > Reception Area and Exam Rooms with Sinks
- > Traffic count: 35,000 AADT
- > Nearby tenants: Winco, Home Depot, Petsmart, Ross, Cinepointe 6 Theaters

DEMOGRAPHICS

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POPULATION

2019 EST	10,994	75,971	140,827
2024 EST	12,022	83,370	153,601

HOUSEHOLDS

2019 EST	3,807	28,072	51,251
2024 EST	4,071	30,093	54,590

INCOME

2019 AVG	\$56,945	\$57,704	\$67,133
2019 MED	\$50,881	\$48,619	\$57,914

Source: Sites USA 2019

NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Avenue Ste. A,
Midvale, Utah 84047

801 255 3333 | naipremier.com

Marlon Hill,
Principal Broker, MBA
d 801 619 2701
c 801 548 3262
mhill@naipremier.com

Tom Longaker,
Associate Broker
d 801 619 2702
c 801 755 1264
tlongaker@naipremier.com

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