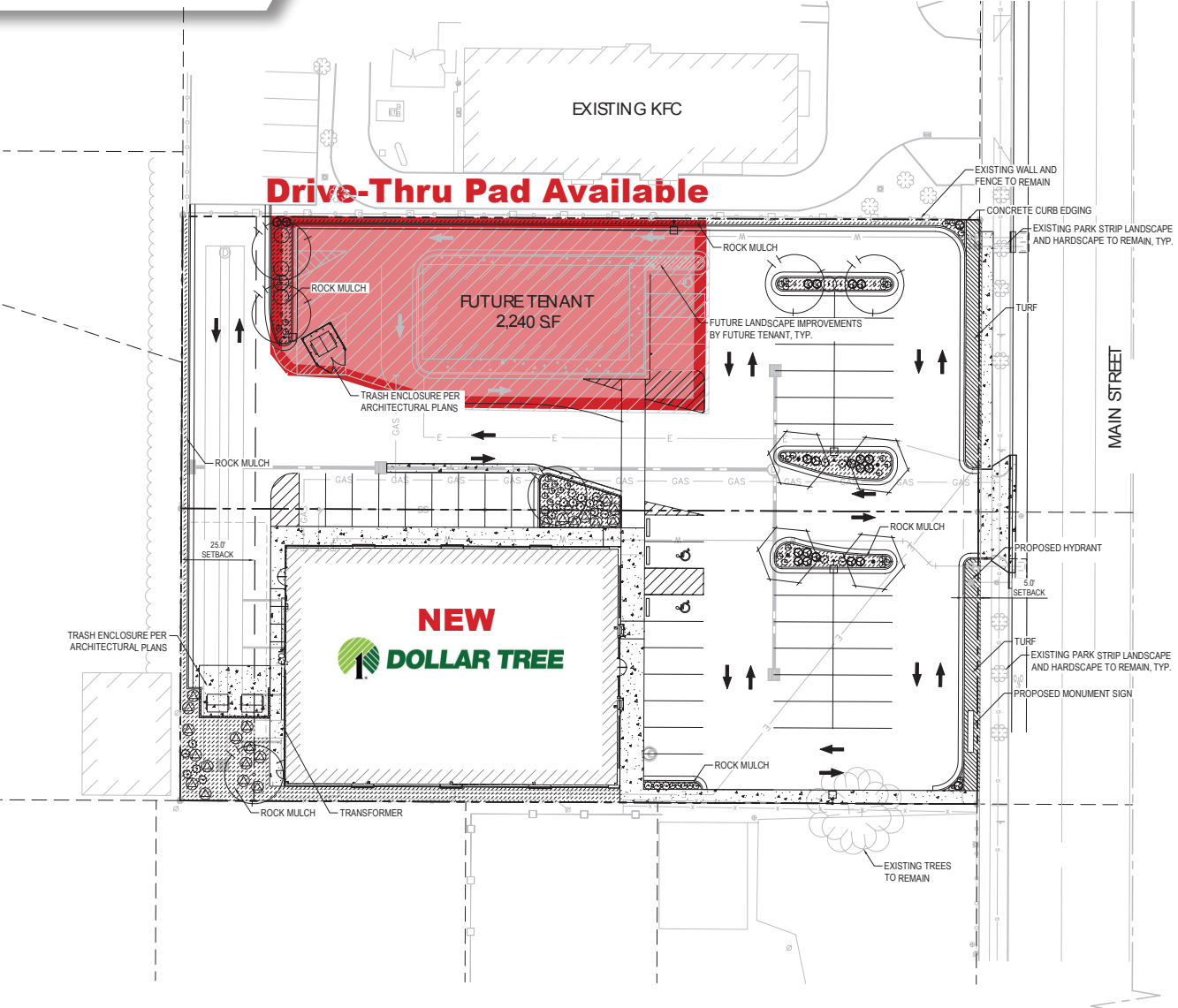


Clearfield Pad

585 North Main Street
Clearfield, UT 84015

POSSIBLE SITE PLAN



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CHAINLINKS
RETAIL ADVISORS

PENTADRH.COM

For LEASE, SALE or BTS



Property Information

- Sales Price: \$425,000
- BTS or GL
- 0.60 Acres Up to 2,240 SF freestanding building with drive-thru
- Up to 3,000 SF freestand building without drive-thru
- Just off I-15 650 North exit with close proximity to Hill Air Force Base
- 3 miles from Freeport Center
 - 70 national and local companies with 7,000 employees
- Adjacent to the new Dollar Tree
- Traffic Counts:
 - Main St. - 26,000 ADT
 - 650 N - 17,000 ADT

Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Estimated Population	12,150	83,286	215,689
2023 Projected Population	12,740	89,343	233,058
2018 Daytime Population	9,799	78,208	193,456
Households	1 Mile	3 Mile	5 Mile
2018 Estimated Households	12,150	83,286	215,689
2018 Est. Median HH Income	\$56,653	\$64,217	\$68,875
2023 Est. Per Capita Income	\$24,768	\$27,236	\$28,989

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