

# ADAMS AVENUE PARKWAY OFFICE

5492 SOUTH ADAMS AVENUE PARKWAY • WASHINGTON TERRACE • UTAH



**MOUNTAIN WEST**  
RETAIL & INVESTMENT COMMERCIAL REAL ESTATE



## FOR LEASE

### PROPERTY SPECS

- \$15.00 PSF NNN
- 3,000 SF Available
- Located across from Ogden Regional Medical Center (300+ Physician Med Staff / 176 Beds)
- 47 Parking Stalls (4.7/1,000 SF)
- Co-Tenant Parking Needs are Minimal
- Heavy Medical Use Area

### DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

#### POPULATION

2015 ESTIMATED POPULATION	10,012	59,314	168,125
2020 PROJECTED POPULATION	10,200	60,862	174,645

#### HOUSEHOLDS

2015 ESTIMATED HOUSEHOLDS	3,709	21,389	59,009
2020 PROJECTED HOUSEHOLDS	3,791	21,993	61,525
2015 EST. AVERAGE HH INCOME	\$78,404	\$72,381	\$66,025
2015 EST. MEDIAN HH INCOME	\$62,800	\$57,640	\$53,994
2015 EST. PER CAPITA INCOME	\$29,761	\$26,279	\$23,431

### CONTACT:

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PARTNER



**X TEAM**  
INTERNATIONAL

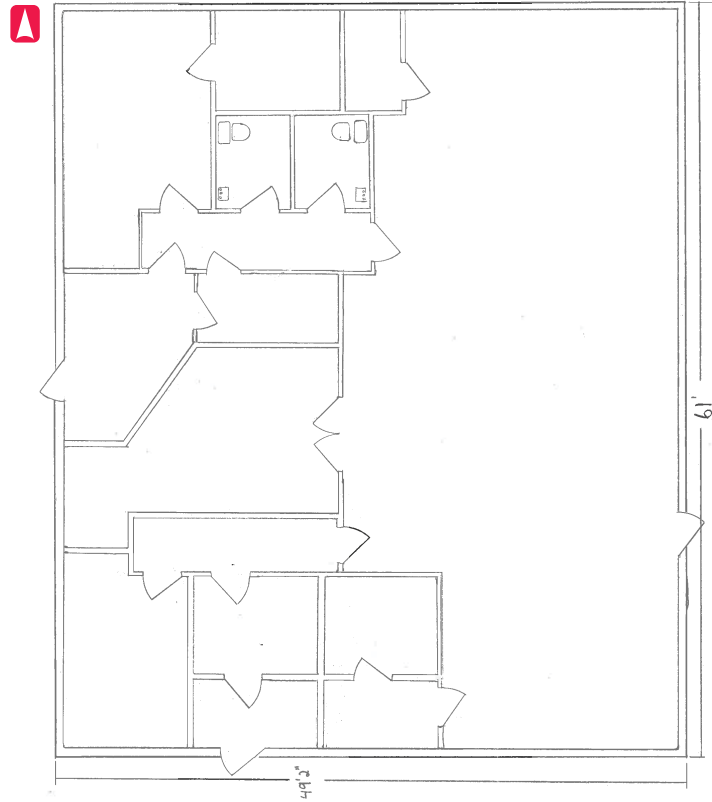
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