

730 SOUTH STATE

Clearfield, UT 84015

7,100 SF FOR LEASE



**CALIBER
COLLISION**



State Street - 16,000 ADT

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PROPERTY HIGHLIGHTS

- 7,100 SF (3,900 SF Shop; 3,200 SF Office)
- 1.48 Acres
- Located at busy lighted intersection of State Street and Hwy 193 and between Freeport Center and Hill Air Force Base
- Ideal for Auto Service, Auto Dealership, Car Rental, Fleet Rental, Equipment Rental
- 8 service bays with 10'x12' overhead doors
- 4 auto lifts and office furniture included
- 6 Offices, Conference Room, Break Room, Reception and Customer Lounge
- Traffic counts
 - » State Street: 16,000 ADT
 - » Hwy 193: 19,000 ADT
- Zoning: T-C Town Mixed Commerce

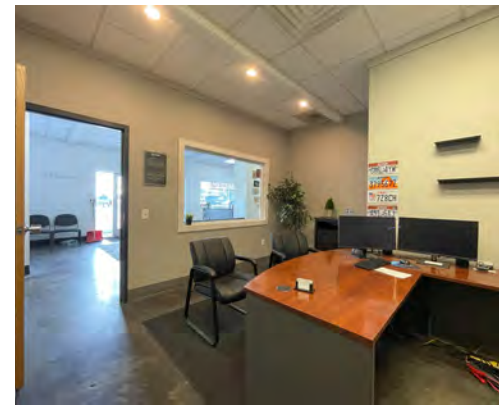
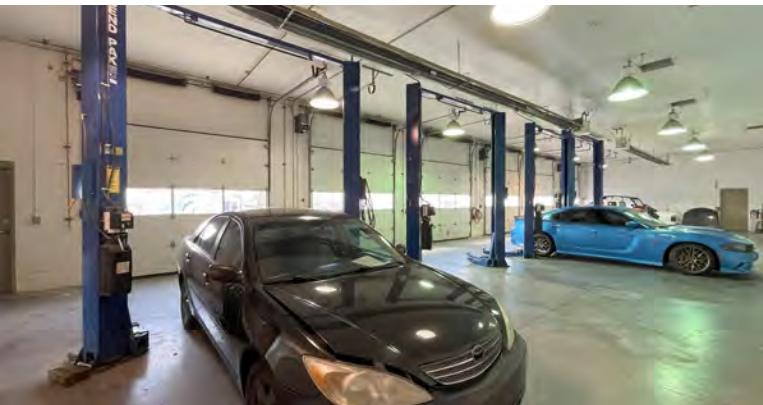
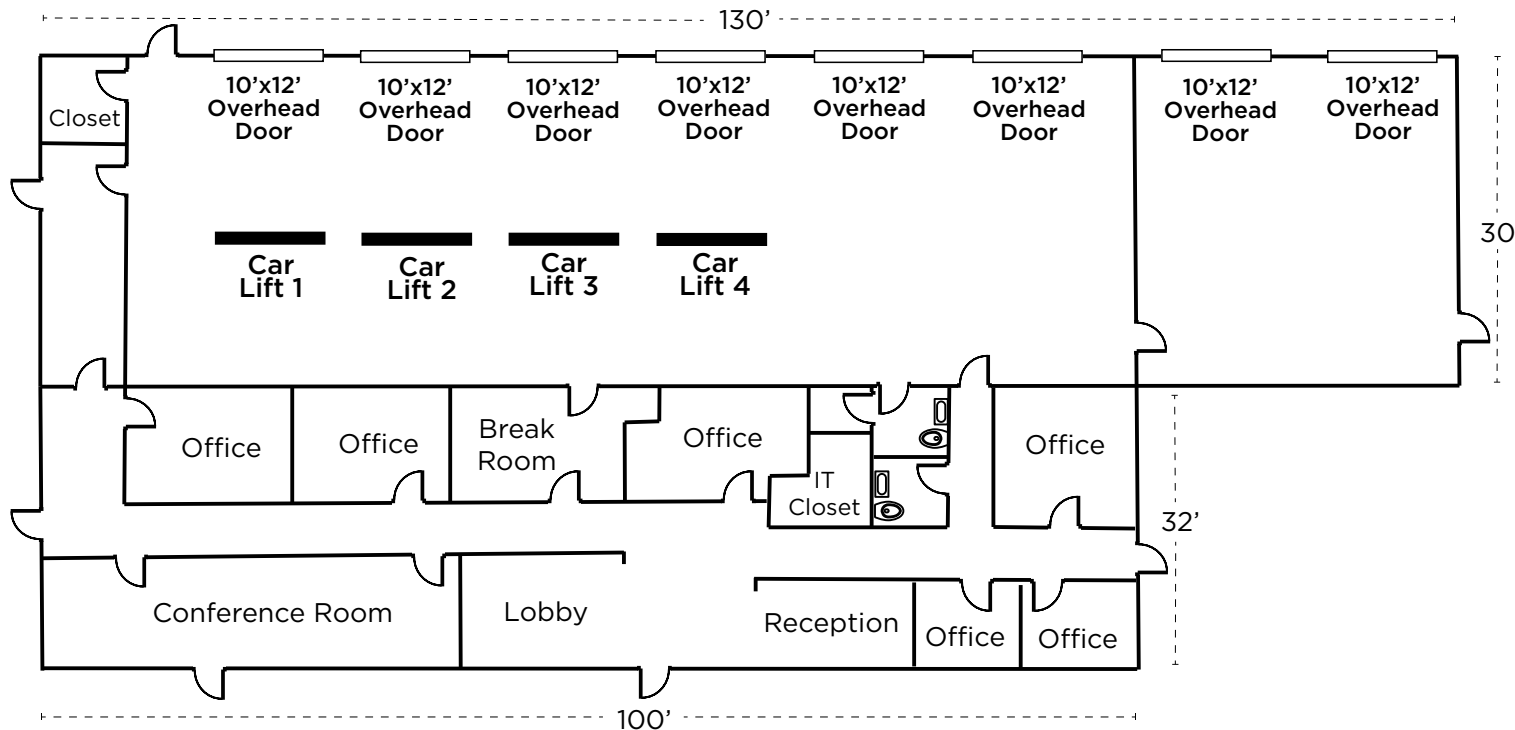


NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	12,737	\$77,953	7,187
3 Miles	97,731	\$112,062	33,531
5 Miles	220,562	\$120,990	58,031

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FLOOR PLAN





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**RANCHO
MARKETS**

FAMILY DOLLAR

700 South - 19,000 ADT

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State Street - 16,000 ADT

MAVERIK



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