

# 4370 S. WASHINGTON BLVD

## South Ogden, UT

Freestanding Retail Building / For Lease



### RETAIL SPACE

2,400 SF

### LEASE RATE

\$16.00 PSF/NNN

### LOT SIZE

0.27 acres

### NEIGHBORING TENANTS

Ogden Golf & Country Club, The Bike Shoppe, Utah Eye Centers, and Mt. Ogden Surgical Center

### PROPERTY HIGHLIGHTS

- Highly visible location on Washington Blvd.
- Monument Signage Available
- Potential Drive-Thru
- Great location for bakery, coffee shop, or restaurant
- High Traffic Counts with 29,000 VPD



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**WHAT'S  
NEXT  
IN RETAIL**

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## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	14,764	\$58,639	14,894
3 Miles	80,174	\$59,515	100,561
5 Miles	166,377	\$61,137	181,585

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