2402 WALL AVENUE OGDEN, UTAH

FOR LEASE 5,000 sf





THE NEW BRIGHAM BUILDING

PROPERTY FEATURES

Restored new Brigham Historic Building. Great retail / office opportunity across from Ogden's Union Station. (Frontrunner for rail)

- 5,000 SF available, divisible to 2,500
- Great location across from Union Square. Close to "The Junction" mixed-use project.
- Ideal for restaurant, general retail, or office
- Ample parking on-site and at Union Square
- Space is currently in "vanilla" condition ready for build out
- Up to 4,000 SF additional, lower-level storage space included at no cost
- Lease Rate: \$8.00 NNN



For more information, please contact:

RICK NEWTON Director (801) 303 5485 rnewton@comre.com

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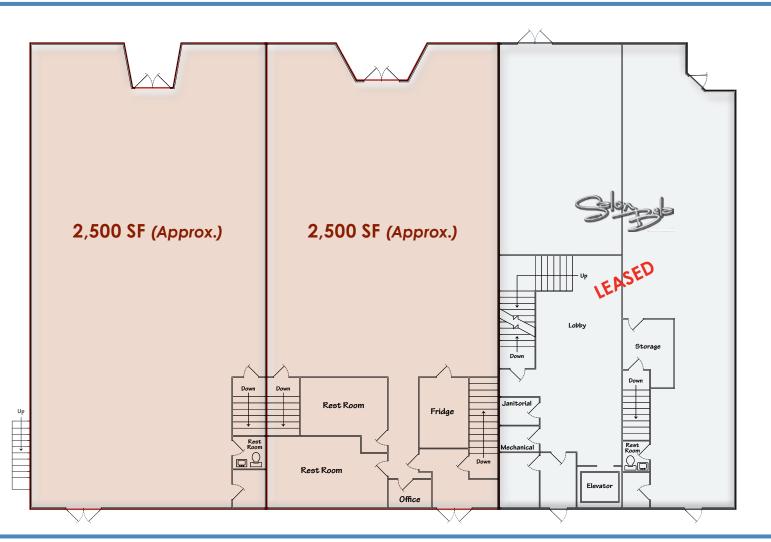
CUSHMAN & WAKEFIELD | COMMERCE

170 South Main Street, Suite 1600 Salt Lake City, Utah 84101 (801) 322 2000 www.comre.com

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2402 WALL AVENUE Ogden, Utah

| DEMOGRAPHICS | I MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2013 Estimated Population | 15,167 | 79,559 | 145,277 |
| 2018 Projected Population | 16,165 | 84,176 | 154,974 |
| HOUSEHOLDS | | | |
| 2013 Estimated Households | 5,605 | 28,675 | 51,999 |
| 2018 Projected Households | 6,016 | 30,783 | 55,822 |
| 2013 Est. Median HH Income | \$27,235 | \$41,317 | \$48,780 |
| 2013 Est. Average HH Income | \$35,004 | \$47,955 | \$56,585 |
| 2013 Est. Per Capita HH Income | \$ 3, | \$17,568 | \$20,365 |
| | | | |

DEMOGRAPHIC SOURCE: APPLIED GEOGRAPHIC SOLUTIONS 04/2013, TIGER GEOGRAPHY





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