

2402 WALL AVENUE

OGDEN, UTAH

FOR LEASE

5,000 sf



COMMERCE
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

THE NEW BRIGHAM BUILDING

ARTIST RENDERING

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:

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CUSHMAN & WAKEFIELD | COMMERCE

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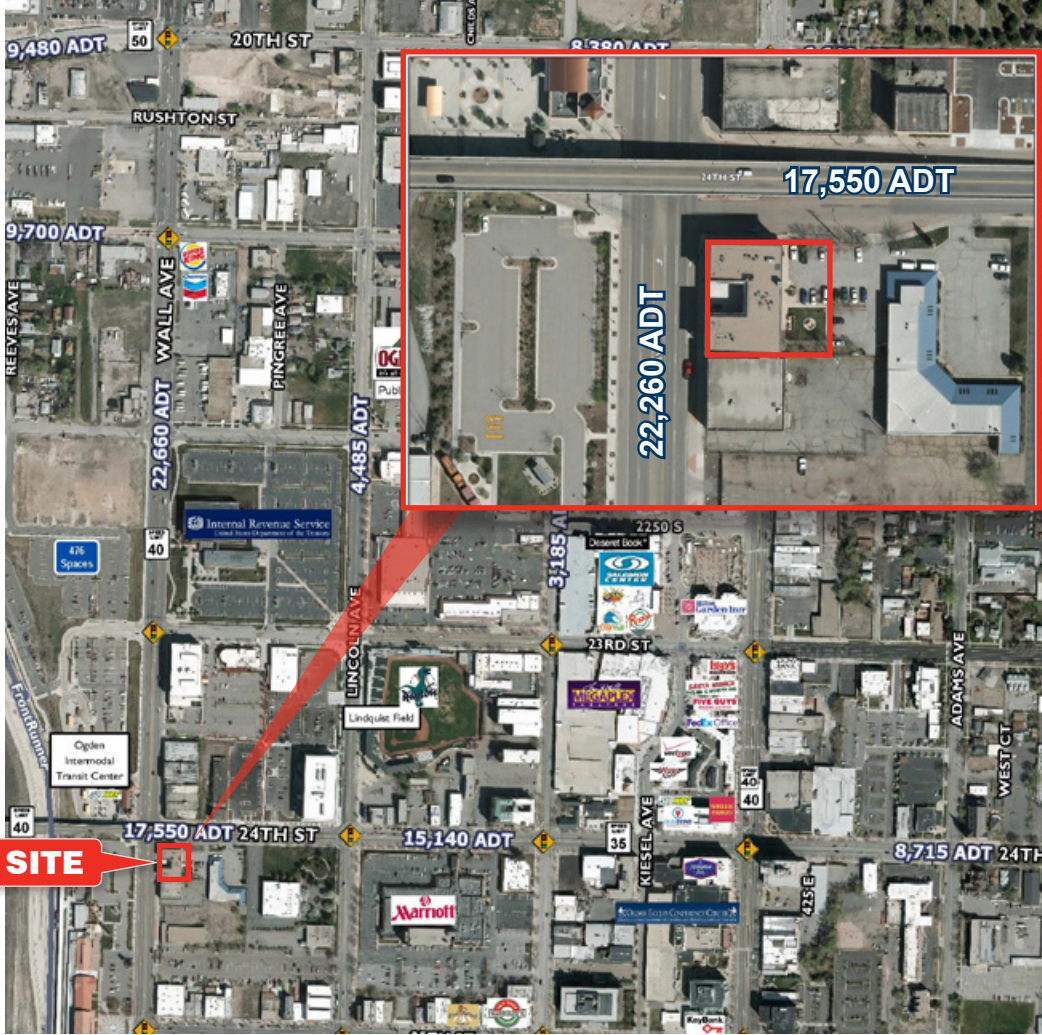
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2013 Estimated Population	15,167	79,559	145,277
2018 Projected Population	16,165	84,176	154,974
HOUSEHOLDS			
2013 Estimated Households	5,605	28,675	51,999
2018 Projected Households	6,016	30,783	55,822
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	\$13,111	\$17,568	\$20,365

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



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