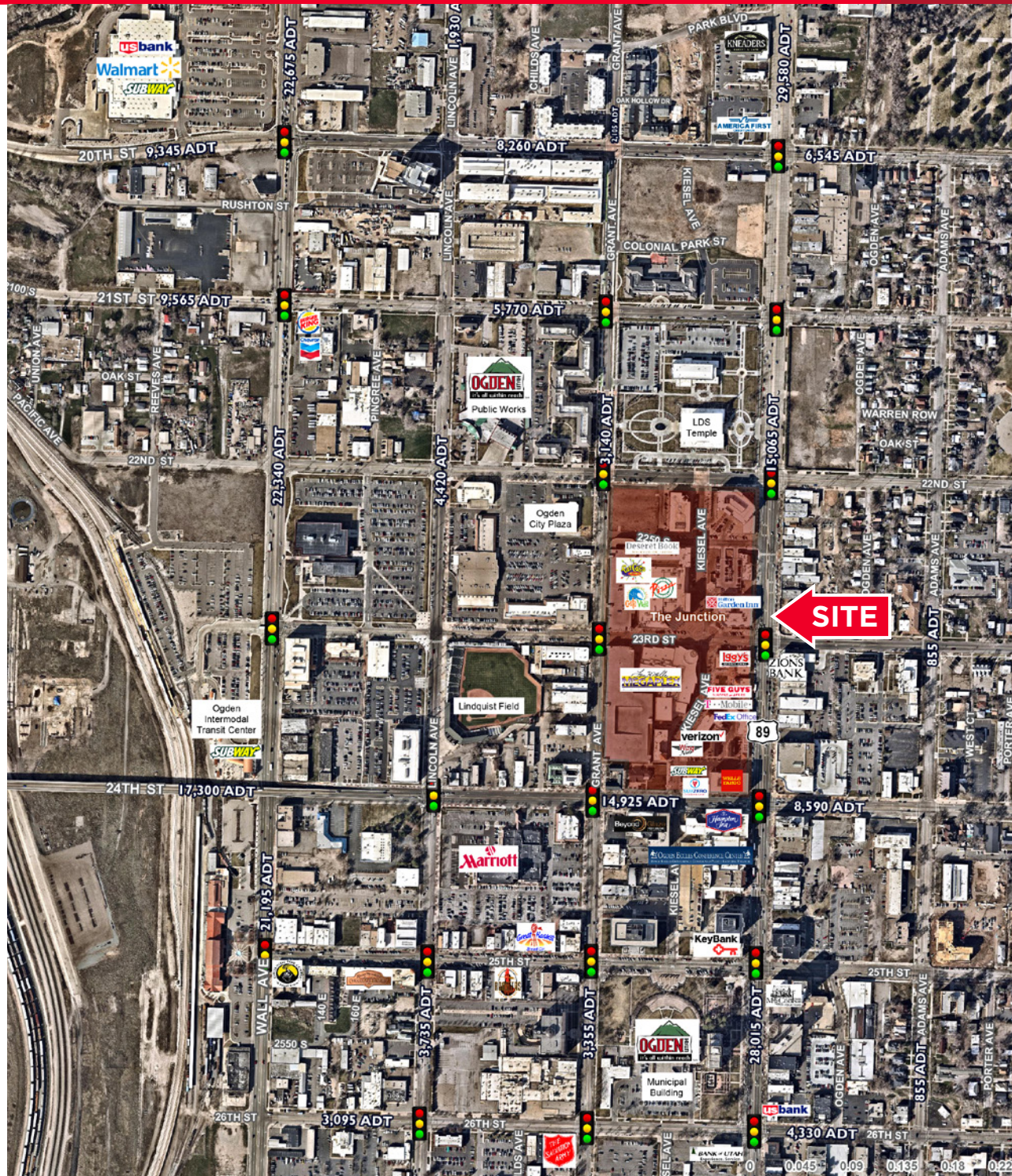




FOR LEASE
2300 South Washington Blvd
 Ogden, Utah



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THE JUNCTION

The Junction is a mixed use lifestyle development featuring office, retail, and residential components. The center offers a unique atmosphere with numerous dining and entertainment opportunities.

Property Highlights

- Size: 975 SF - 3,000 SF
- Lease Rate: \$16.00 - \$22.00 PSF/NNN
- CAM: \$5.50 PSF
- Excellent downtown location with great co-tenants
- Free covered parking

Co-Tenants Include:



Rob Lindsey
 Branch Manager | Investment Specialist
 +1 801 784 5313
 rob.lindsey@cushwake.com

Julie Brown
 Associate
 +1 801 784 5317
 julie.brown@cushwake.com

April Hartzell
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SITE PLAN



AVAILABLE	SIZE (SF)	RATE (PSF/NNN)
2320	1,522	\$22.00
2337, 2341	975 - 2,104	\$16.00
2360	1,589	\$20.00
2361	1,303	\$16.00
2363	3,000	\$20.00

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	16,139	79,669	147,130
2020 Projected Population	16,635	81,749	151,309
Households			
2015 Estimated Households	5,990	28,806	52,855
2020 Projected Households	6,237	29,667	54,542
2015 Est. Median HH Income	\$24,231	\$38,621	\$47,427
2015 Est. Average HH Income	\$33,941	\$49,199	\$59,045
2015 Est. Per Capita HH Income	\$13,466	\$18,325	\$21,502

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.