



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE OR LEASE

**1700 North Washington Blvd**

North Ogden, Utah

VILLAGE AT PROMINENCE POINT

RETAIL



## New retail opportunity in North Ogden along Washington Blvd

### Property Highlights

- \$15 - \$18 SF
- New fully lighted intersection
- New construction including single family homes, town homes, apartments and assisted living
- Pad sizes available from 2.5 - .75 acres, depending on use
- Strong demographics and traffic counts surrounding site.

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Estimated Population	9,060	47,511	83,129
2021 Projected Population	9,495	50,000	87,104
<b>Households</b>			
2016 Estimated Households	3,231	15,255	27,515
2021 Projected Households	3,376	15,969	28,662
2016 Est. Median HH Income	\$64,044	\$62,922	\$56,917
2016 Est. Average HH Income	\$77,179	\$79,943	\$71,617
2016 Est. Per Capita HH Income	\$26,031	\$25,788	\$24,059

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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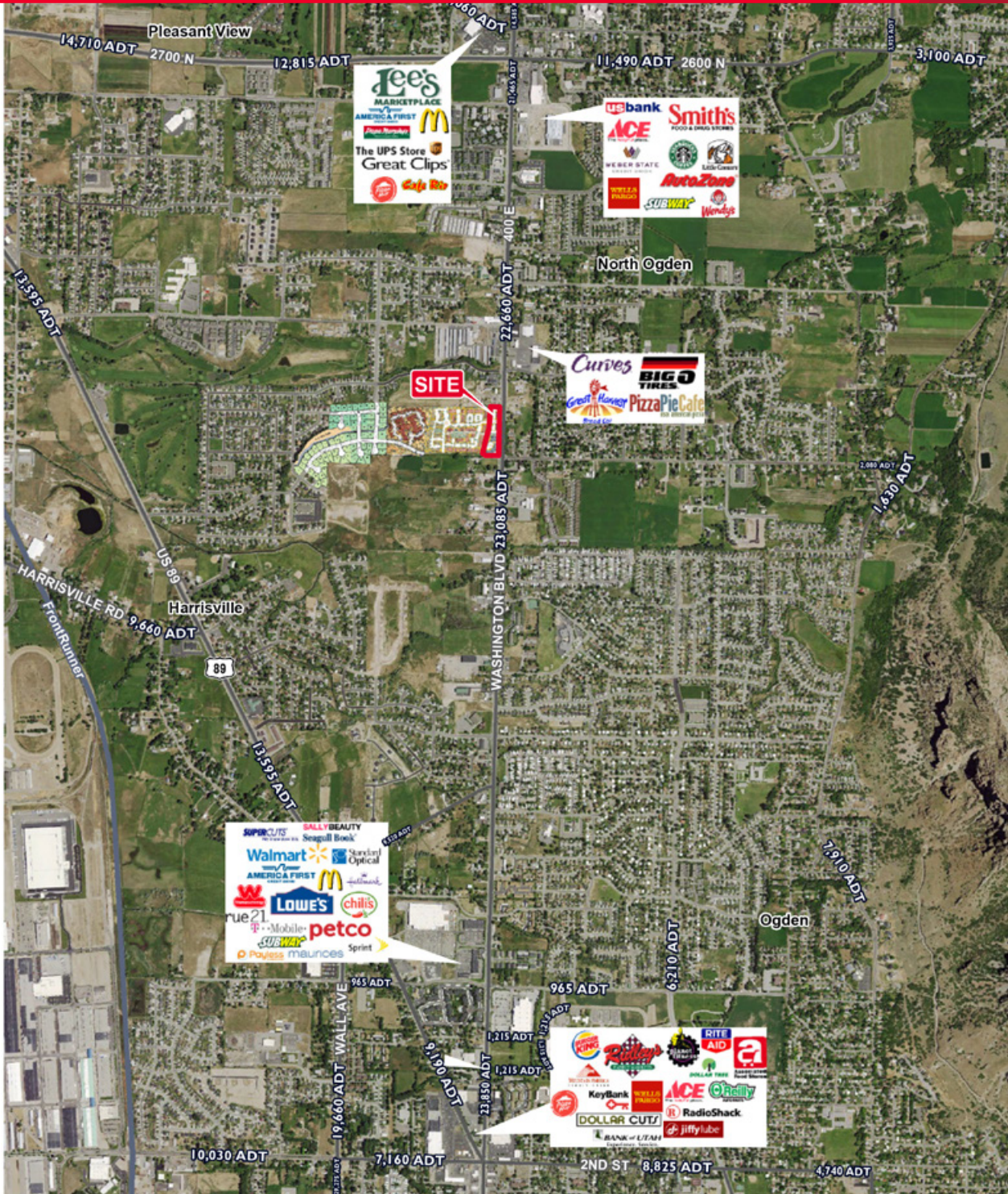
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