



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

90 South Vernal Avenue

Vernal, Utah 84078

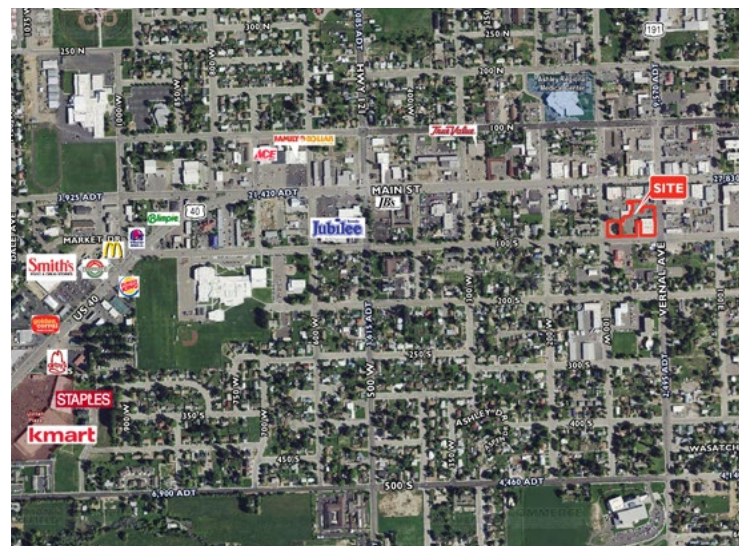
AVAILABLE VERNAL RETAIL



2 Buildings on 2.16 Acres Available

Property Highlights

- **Building #1:** Approx. 17,500 SF
 - Sprinkled - new roof
 - Dock high door - largest private parking area downtown
 - Ideal downtown location
- Asking Price: \$6.00 PSF
- **Building #2:** Approx. 6,515 SF / Divisible / Storage
- Asking Price: \$4.00 PSF
- Ample parking
- **For Sale:** The entire 2.16 acres and buildings (includes Pad on NE Corner of 100 West and 100 South)
- **Call for Pricing**



Thomas Cook
Senior Director - Retail / Land
+1 801 303 5488
tcook@comre.com

Connal Grisley
Associate
+1 801 303 5570
cgrisley@comre.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

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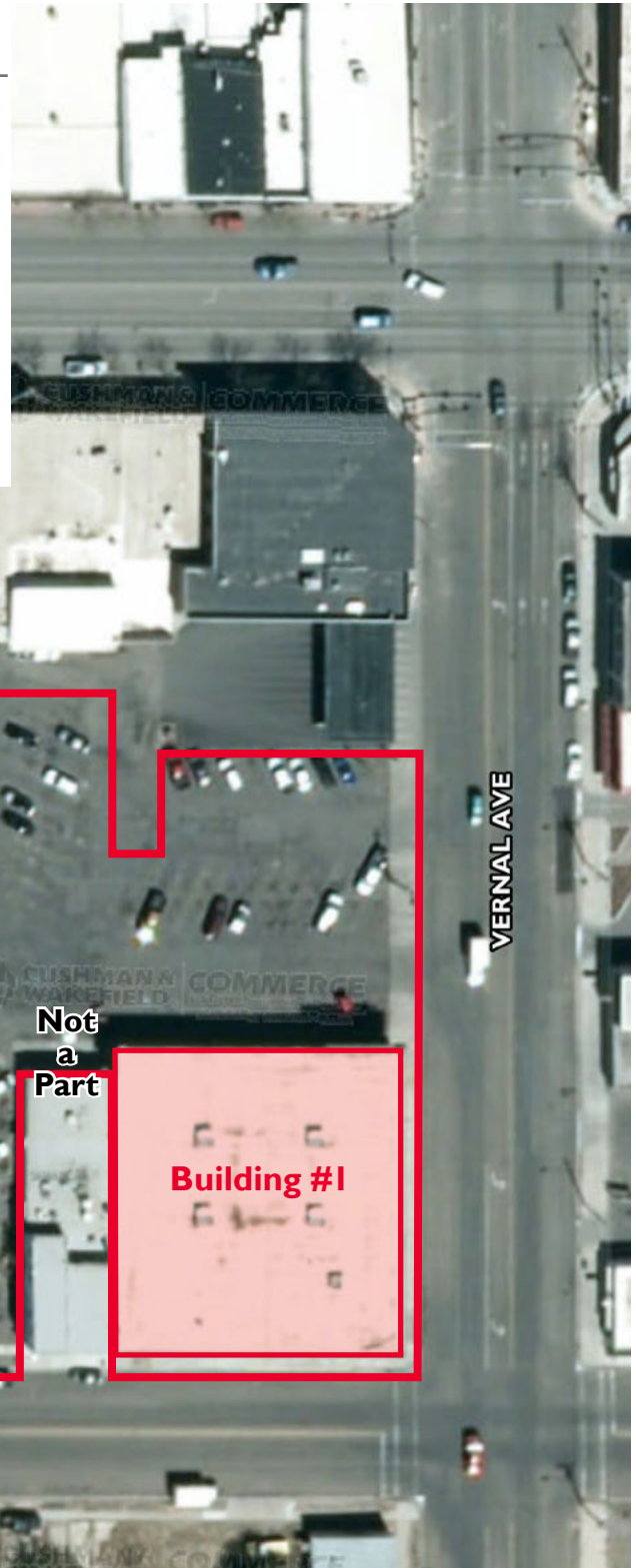
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2014 Estimated Population	7,251	19,073	26,895
2019 Projected Population	8,612	22,123	30,969
Households			
2014 Estimated Households	2,616	6,436	8,815
2019 Projected Households	3,101	7,471	10,149
2014 Est. Median HH Income	\$50,307	\$55,392	\$58,607
2014 Est. Average HH Income	\$54,063	\$63,596	\$68,177
2014 Est. Per Capita HH Income	\$19,660	\$21,691	\$22,612



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