CUSHMAN & WAKEFIELD

FOR SALE OR LEASE

Former Sew & Quilt Retail 3789 Wall Avenue / Ogden, Utah



Newgate Mall out parcel for sale with 5,800 SF stand alone building.

Property Highlights

- Size: 5,800 SF
- Sales Price: \$990,000 \$899,000
- Lease Rate: \$10.00 PSF/NNN
- Lot Size: 1.18 acres
- Zoning: CG
- Year Built: 1985
- 20' ceilings
- Great exposure with high traffic flow
- High volume adjacent businesses

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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	10,931	83,318	162,766
2021 Projected Population	11,216	85,590	168,067
Households			
2016 Estimated Households	3,744	30,265	56,866
2021 Projected Households	3,820	30,994	58,487
2016 Est. Median HH Income	\$44,929	\$47,353	\$52,032
2016 Est. Average HH Income	\$45,497	\$48,654	\$54,215
2016 Est. Per Capita HH Income	\$19,315	\$22,864	\$23,156
Source: U.S. Consus Rurson, Consus 2010 Data Esti farapats for 2016 and 2021			

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

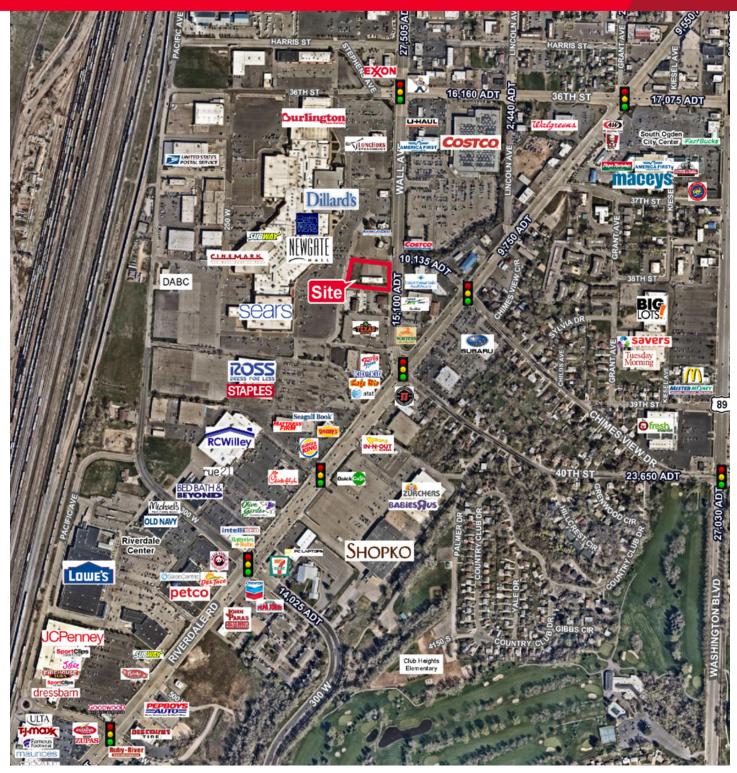
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