



**Owner Says, Sell! Price Reduced!**

## 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

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Estimated Population	10,931	83,318	162,766
2021 Projected Population	11,216	85,590	168,067
<b>Households</b>			
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. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.*

#### Craig Boyer

Associate Director  
+1 801 784 5321  
craig.boyer@cushwake.com

#### Mark Swirbul

Associate  
+1 801 784 5315  
mark.swirbul@cushwake.com

372 24<sup>th</sup> Street, Suite 320  
Ogden, Utah 84401  
Main +1 801 525 3000  
Fax +1 801 525 9596  
**cushmanwakefield.com**

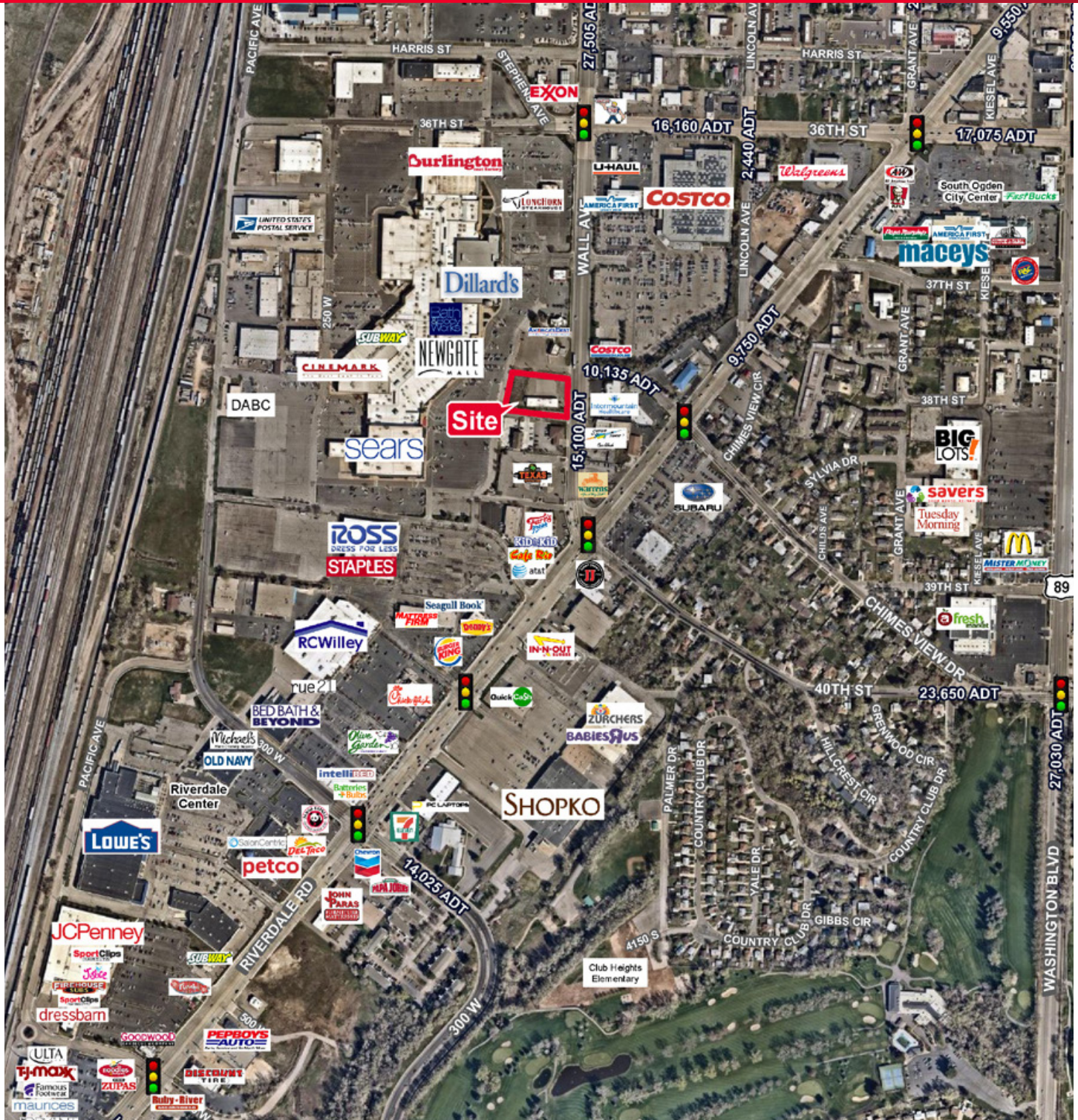


**CUSHMAN &  
WAKEFIELD**

FOR SALE OR LEASE

# Former Sew & Quilt Retail

3789 Wall Avenue / Ogden, Utah



**Craig Boyer**  
Associate Director  
+1 801 784 5321  
craig.boyer@cushwake.com

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Associate  
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