

0.85 ACRES - FOR SALE / LEASE / BTS Syracuse Office/Retail Pad 1700 South 2000 West, Lot 2 / Syracuse, Utah

**PRICE REDUCED - OWNER SAYS BRING OFFER** 

27% LANDSCAPING



## **PROPERTY HIGHLIGHTS**

0.85 acre pad for sale, lease or BTS. Can accommodate a 20,000 SF office building.

## **Property Details**

- Size:
  O.85 Acres
- Sales Price: \$599,000
   \$425,000
- Lease Rate: \$4,000 per month, NNN \$3,200 per month, NNN
- Interior corner on Walmart parking lot
- City will work with any new business built on lot
- Lot is ready to start construction
- Will look at trades
- All options considered

Craig Boyer Associate Director / Retail Specialist / Owner Agent +1 801 784 5321 cboyer@comre.com

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



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> Syracus Jr High

OLLAR CUT/

Site

Syracuse Elementary

26,050 ADT

40

## **Demographics**

1600 5

Syracuse Theater

10,430 ADT

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	14,531	66,525	134,925
2021 Projected Population	16,062	72,851	146,605
Households			
2016 Estimated Households	3,855	18,194	40,278
2021 Projected Households	4,263	19,916	43,733
2016 Est. Median HH Income	\$82,117	\$74,580	\$64,415
2016 Est. Average HH Income	\$93,679	\$83,747	\$75,331
2016 Est. Per Capita HH Income	\$25,382	\$23,470	\$22,823
Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.			

Walmart

ANTELOPEHWY

1780 S

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1900 S

1975