

#### **FOR SALE**

# **Clinton Retail Pad**

2029 North 2000 West, Clinton, Utah



### **Property Highlights**

Size: 1.218 acres (53,035 SF) Lot 1

• Price: \$16.00 SF

- Rough lot graded (Summer 2017)
- Utilities in right of way (water will not be delivered to the property line until August 2018 due to city moratorium on 2000 West)
- Previous survey, GeoTech and Phase I Available
- All structures planned to be removed Summer 2017
- Shared planned access drive to be installed Spring/Summer 2018
- To be platted
- Zoned Commercial PZ
- Future easement with the property to the north if there is ever a change of use

#### **Tom Cook**

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## **Demographics**

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	11,806	81,570	166,800
2021 Projected Population	12,481	86,366	177,516
Households			
2016 Estimated Households	3,374	24,754	50,953
2021 Projected Households	3,573	26,140	54,059
2016 Est. Median HH Income	\$75,287	\$65,684	\$65,759
2016 Est. Average HH Income	\$80,150	\$74,705	\$75,722
2016 Est. Per Capita HH Income	\$22,788	\$22,689	\$23,392

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

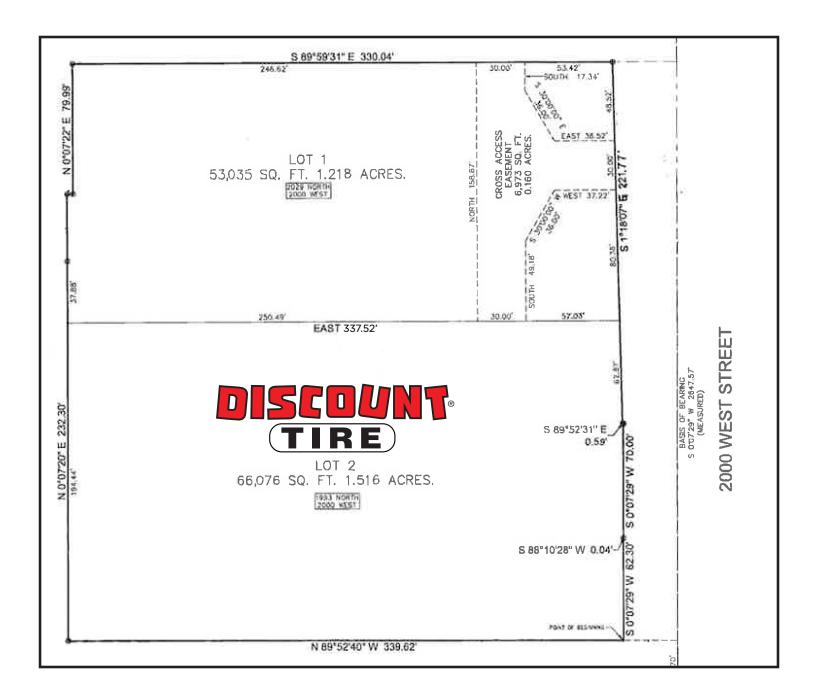
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