

# NORTH OGDEN COMMONS

2331 N. Washington Blvd, North Ogden, UT

Retail Space For Lease



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**WHAT'S  
NEXT  
IN RETAIL**

**CUSHMANWAKEFIELD.COM**



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## Property Highlights

### AVAILABLE SPACE

1,105 SF - 5,513 SF

### RENT

\$18.00 - \$22.00 PSF/NNN

### CAM

\$4.00 PSF

### NEIGHBORING TENANTS INCLUDE

Terry's Nails, Allstate, Raven Studio, TacoTime, Watami Sushi Bistro, and SunTouched Tanning

### COMMENTS

- High Visibility: Strategically located on a busy thoroughfare with significant foot and vehicle traffic.
- Accessibility: Convenient access to major highways and thoroughfares, making it easy for customers to visit.
- Growing Population: North Ogden is experiencing population growth and is becoming a vibrant retail destination, making it an ideal time to establish a presence.

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



MEDIAN HOUSEHOLD  
INCOME

1 Mile	11,770	\$132,265	\$92,801
3 Miles	58,402	\$134,383	\$93,118
5 Miles	96,323	\$127,496	\$87,162



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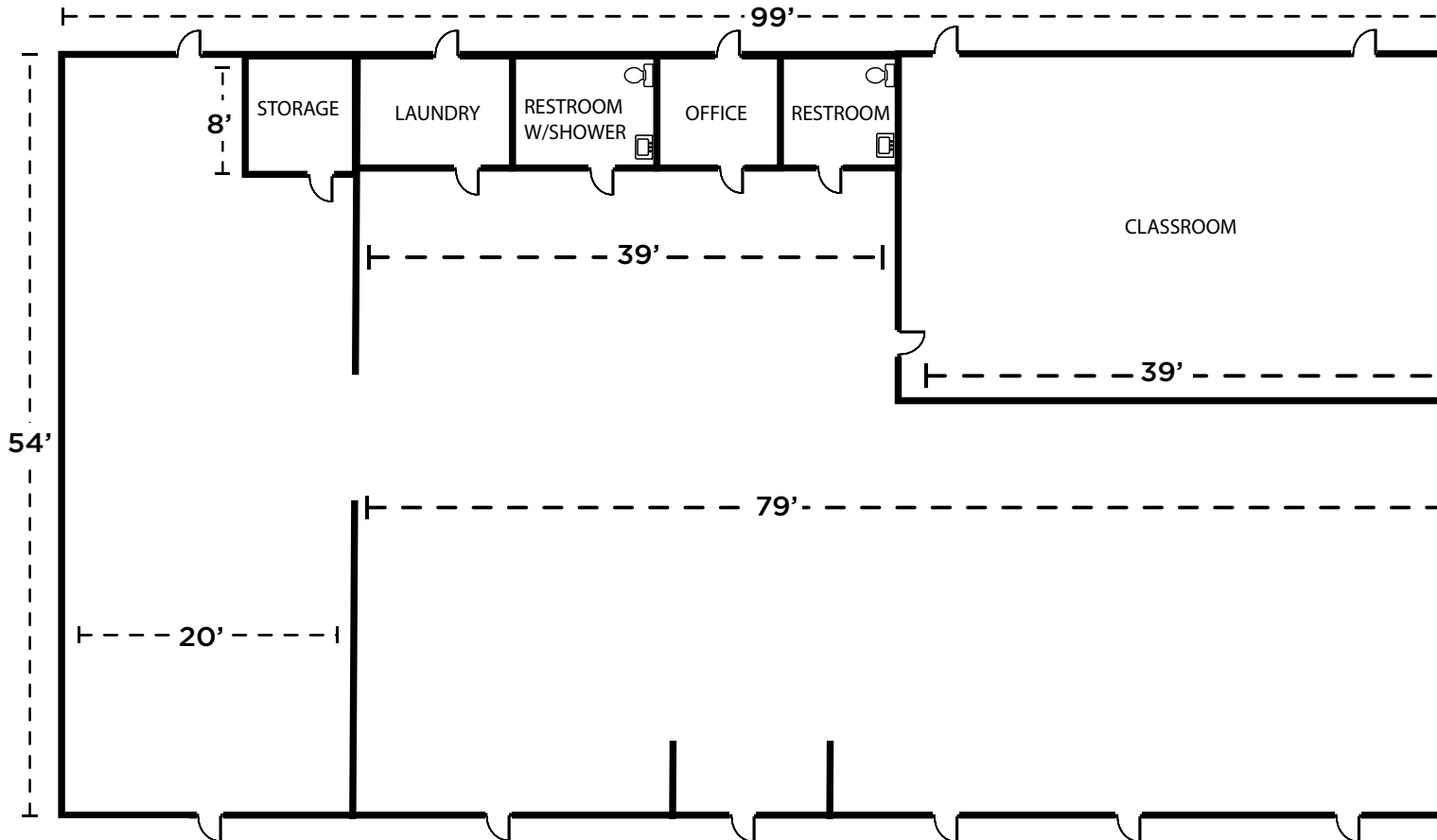
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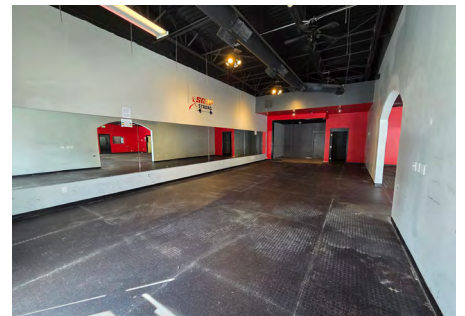
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## Floor Plan



All measurements are approximate





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