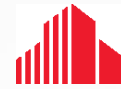


FOR LEASE

FORMER SEAGULL BOOK

4031 Riverdale Road, Ogden, UT



**CUSHMAN &
WAKEFIELD**



Property Highlights

- Size: 2,250 - 4,500 SF
- Lease Rate: \$26.00 PSF/NNN
- Estimated CAM: \$4.04 PSF
- Prime location on Riverdale Road
- Large open retail space with storage in the rear of the space
- Located adjacent to Chic-fil-a, Ross, Burger King, and Olive Garden
- Curbside parking
- Store front displays
- High traffic counts



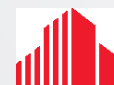
Contact

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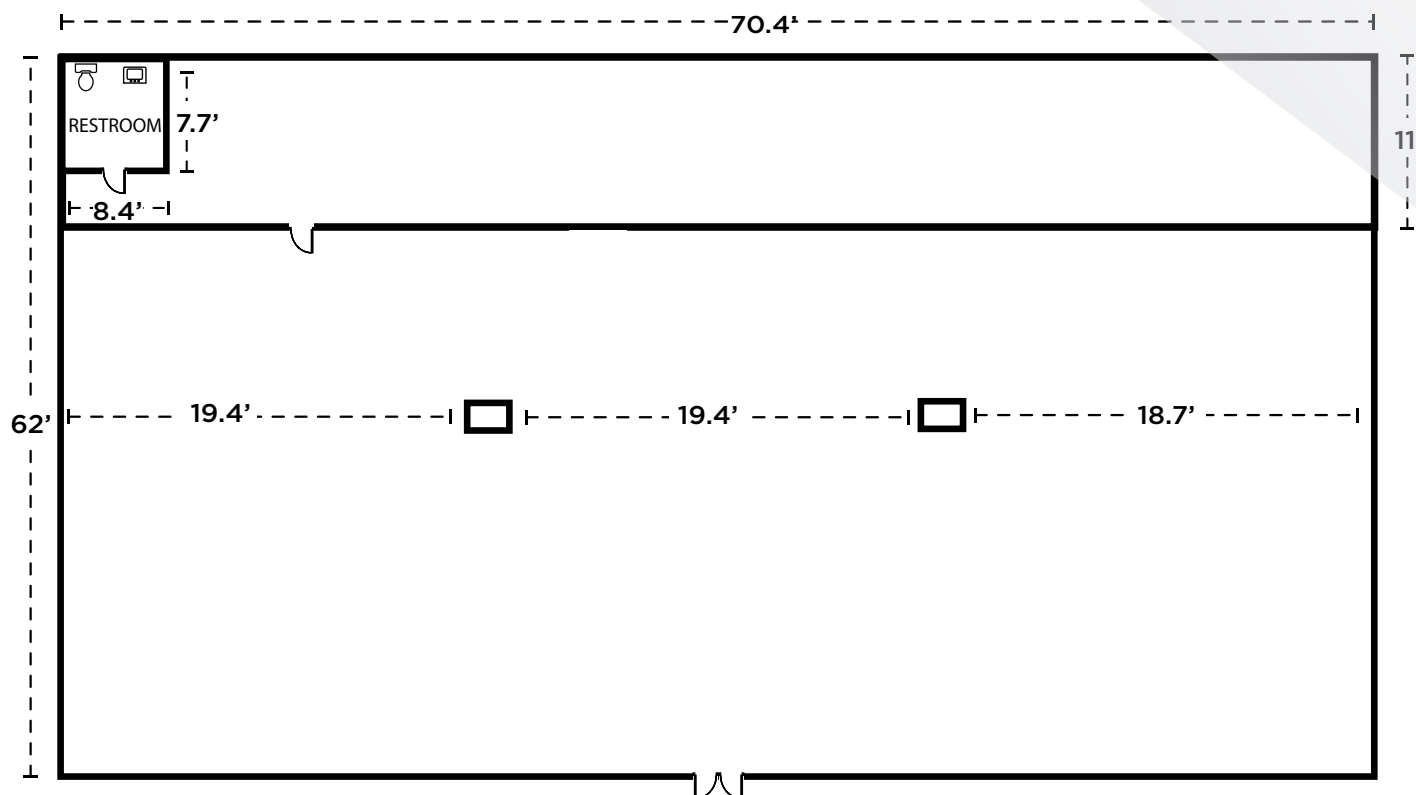
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WAKEFIELD**



All measurements are approximate

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	11,386	\$93,710	12,415
3 Miles	85,723	\$98,930	108,576
5 Miles	181,386	\$102,700	194,932

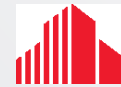
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