

**FOR LEASE**

PRIME RETAIL SPACE AVAILABLE IN NORTH OGDEN

Property Highlights

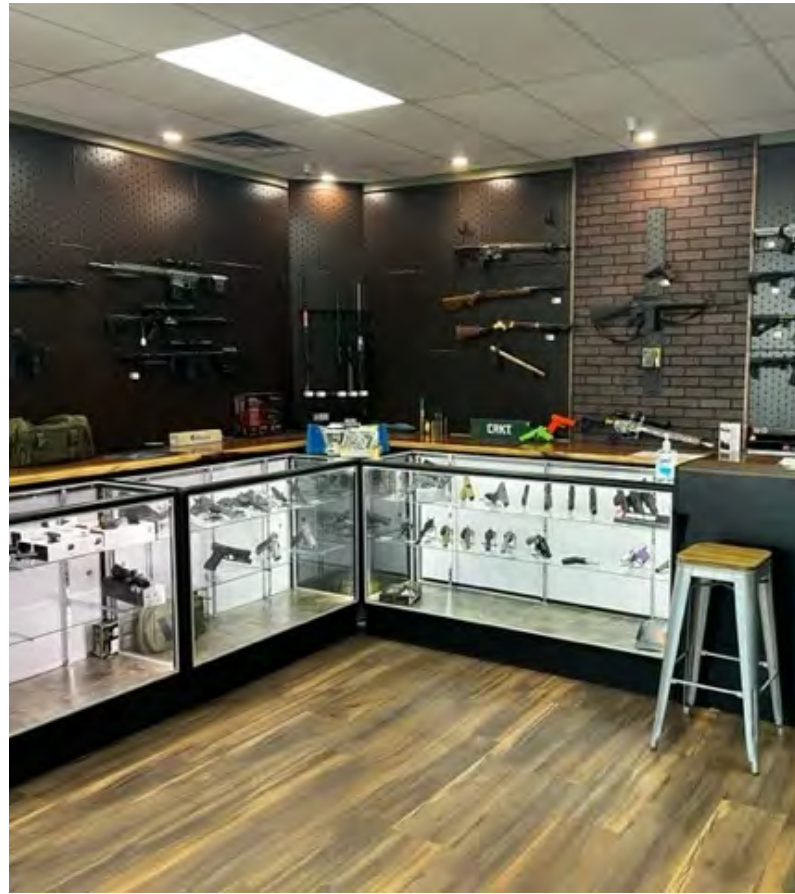
- Size: 1,600 SF
- Lease Rate: \$16.00 PSF/NNN
- CAM: \$3.50 PSF
- Space consists of 2 offices, retail area, and storage area
- Ample parking
- High traffic counts
- Co-tenant include: Kirts, Pizza Man, Pizza Pie Cafe, Standard Plumbing, NoYo Yogurt Company, and Jensen Floral



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NEIGHBORHOOD DEMOGRAPHICS



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



CUSHMAN &
WAKEFIELD

Former XTEK Retail Space

1964 N. 400 E. Suite C, North Ogden, UT

