

REDEVELOPMENT OPPORTUNITY

Clearfield, UT



Close to Job Centers



3 AC Pond On Site



Public Incentives Available

SITE INFORMATION

Prime redevelopment site available in Clearfield—minutes away from Hill Air Force Base and Freeport Center. Site is centrally-located 30 minutes north of Salt Lake City and 10 minutes south of Ogden. The site consists of a shopping center, Lakeside Square, and a mobile home park. The site fronts Mabeey Pond. Adjacent parcels may also be available. Public incentives available.

Land Price	Make Offer*
Land Size	~30 AC
Traffic Counts	21,000 AADT
Zoning	Commercial

For More Information

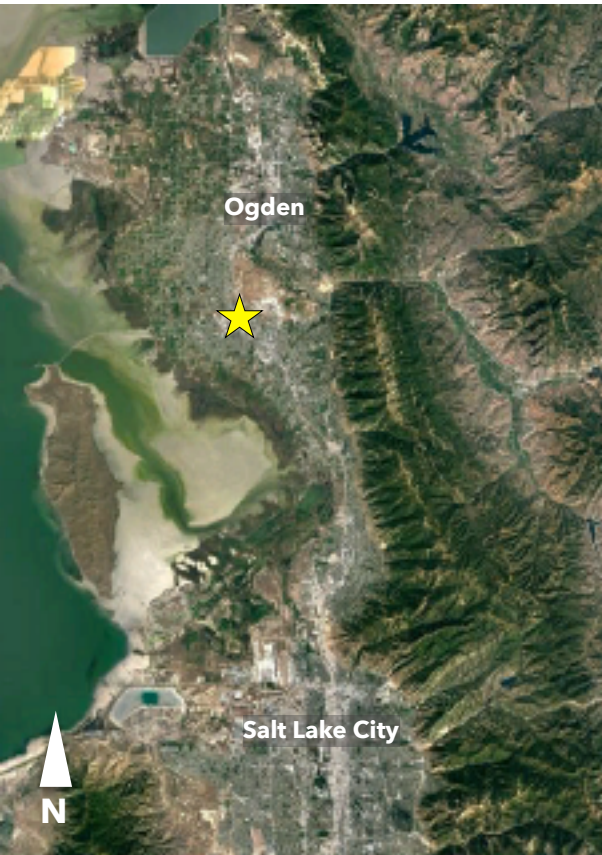
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*Better City is marketing this property on behalf of Clearfield City and does not have a contractual arrangement with the property owners

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AREA OVERVIEW

The subject site is located 30 minutes north of Salt Lake City and 15 minutes south of Ogden on the northern edge of Davis County. The area has strong population counts, population growth, and median household income. The site is located within 45 minutes of several world-class ski resorts in Ogden, Salt Lake and Park City. The area is home to several employers and job centers, including Hill Air Force Base, Freeport Center, and Lagoon Amusement Park.



Mabey Pond



Lakeside Square

Demographics	3-mi	5-mi	10-mi
Population (2016)	88,243	195,807	386,209
Population (2021)	95,609	210,695	412,056
Annual Pop Growth Rate	1.62%	1.48%	1.30%
Median Household Income	\$57,776	\$64,289	\$64,577
Median Age	31.0	32.0	33.0
Average Family Size	3.2	3.2	3.1
Daytime Employment	31,077	63,225	141,838