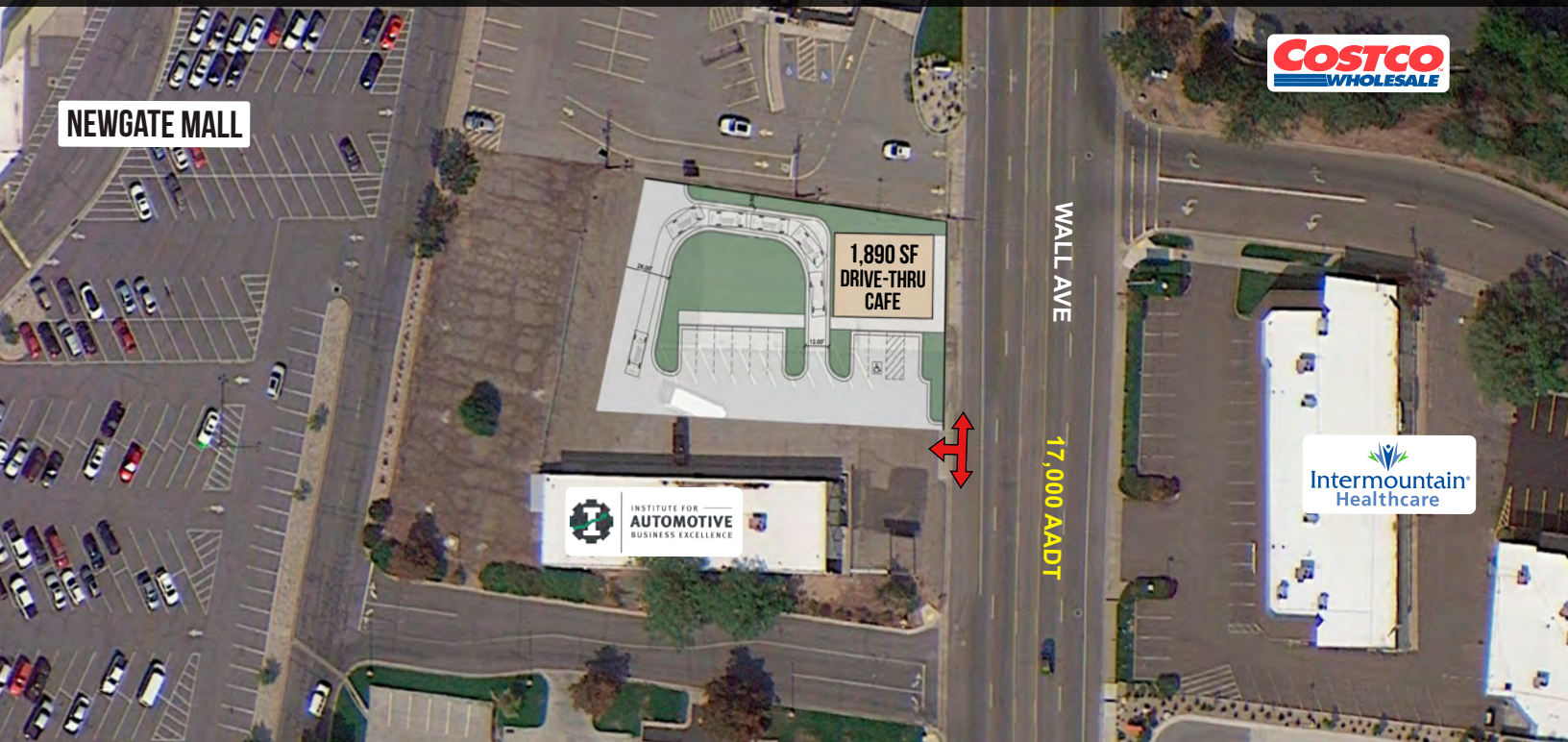


Wall Ave Drive-Thru Pad

3789 Wall Ave.
Ogden, UT 84405



LAND | FOR SALE / LEASE

PROPERTY INFORMATION

- > Lease rate: \$4,000 /mo
- > Drive-thru pad sales price: \$30.00 PSF
- > 1,890 SF cafe available
- > Zoned for drive-thru
- > Next to Newgate Mall and many amenities nearby

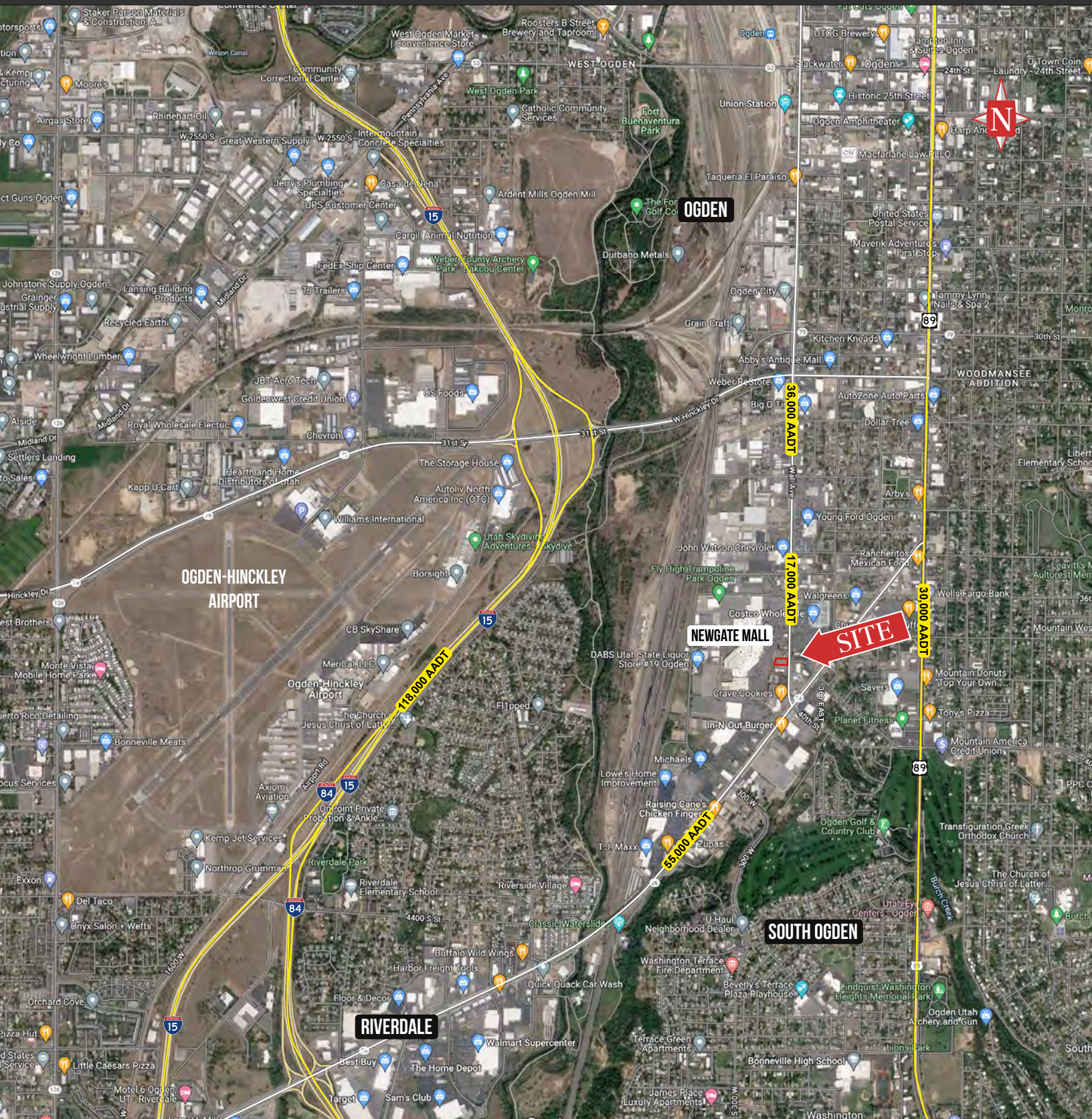
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 EST	9,642	86,650	176,002
2027 PROJ	9,998	89,751	181,541

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 EST	3,137	32,386	62,786
2027 PROJ	3,269	33,699	64,995

INCOME	1 MILE	3 MILE	5 MILE
2022 AVG	\$92,105	\$98,367	\$104,183
2022 MED	\$77,604	\$76,515	\$80,675

Source: ESRI 2022



NAIPremier

7455 Union Park Avenue Ste. A, Midvale, Utah 84047

801 255 3333 | naipremier.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.