

FOR SALE

2106 W 1800 N
Clinton, UT 84015

RARE FREESTANDING RETAIL
±3,445 SF

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

OFFERED PRICE	**$2,100,000**
BUILDING SIZE | SF	**± 3,445 SF**
YEAR BUILT	2004
LOT SIZE | ACRES	± 0.811
TYPE	Retail | Freestanding
ZONING	Commerical

- Rare Freestanding Commercial Opportunity
- No Use Restrictions – Maximum Flexibility
- Retail • Restaurant • Medical • Office • Service Uses
- Existing Configuration Supports Drive-Thru Potential
- Ideal for Owner-Users, Investors, or Redevelopment
- Outstanding Visibility & Exposure
- Easy Access with Excellent Ingress & Egress
- Strategically Positioned for Long-Term Success





FOR MORE INFO CLICK HERE

OR TEXT 24092 TO 39200

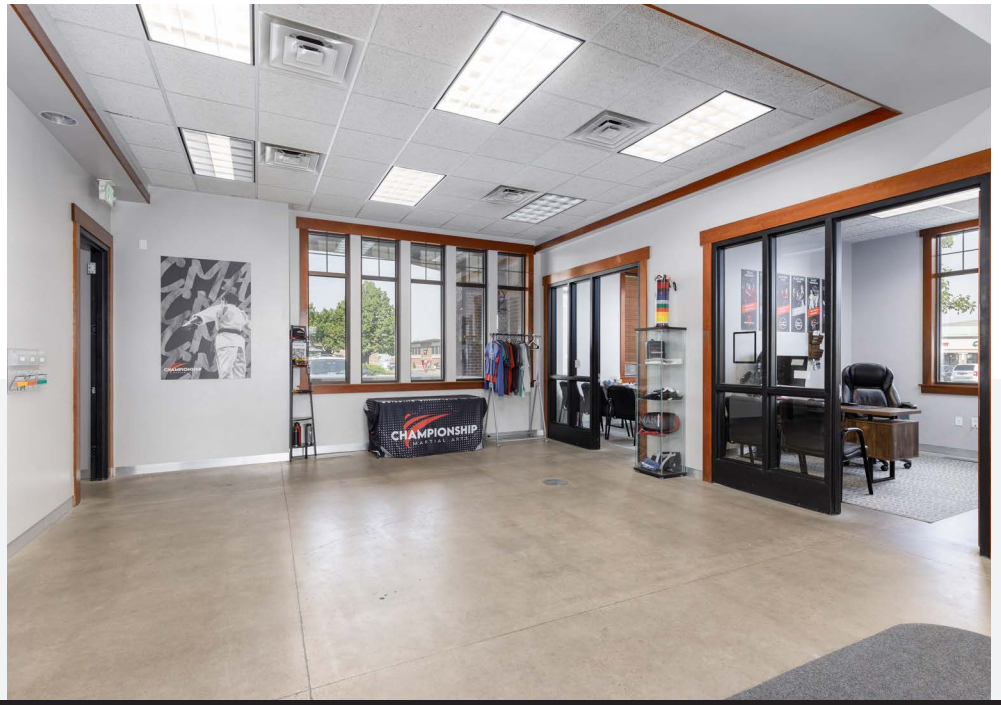
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PHOTOS


CHAMPIONSHIP
MARTIAL ARTS


Coca-Cola


TEAM INTENSITY
LEADERSHIP OVER
MASTERY OVER
BLACK BELT OVER


CHAMPIONSHIP

PHOTOS







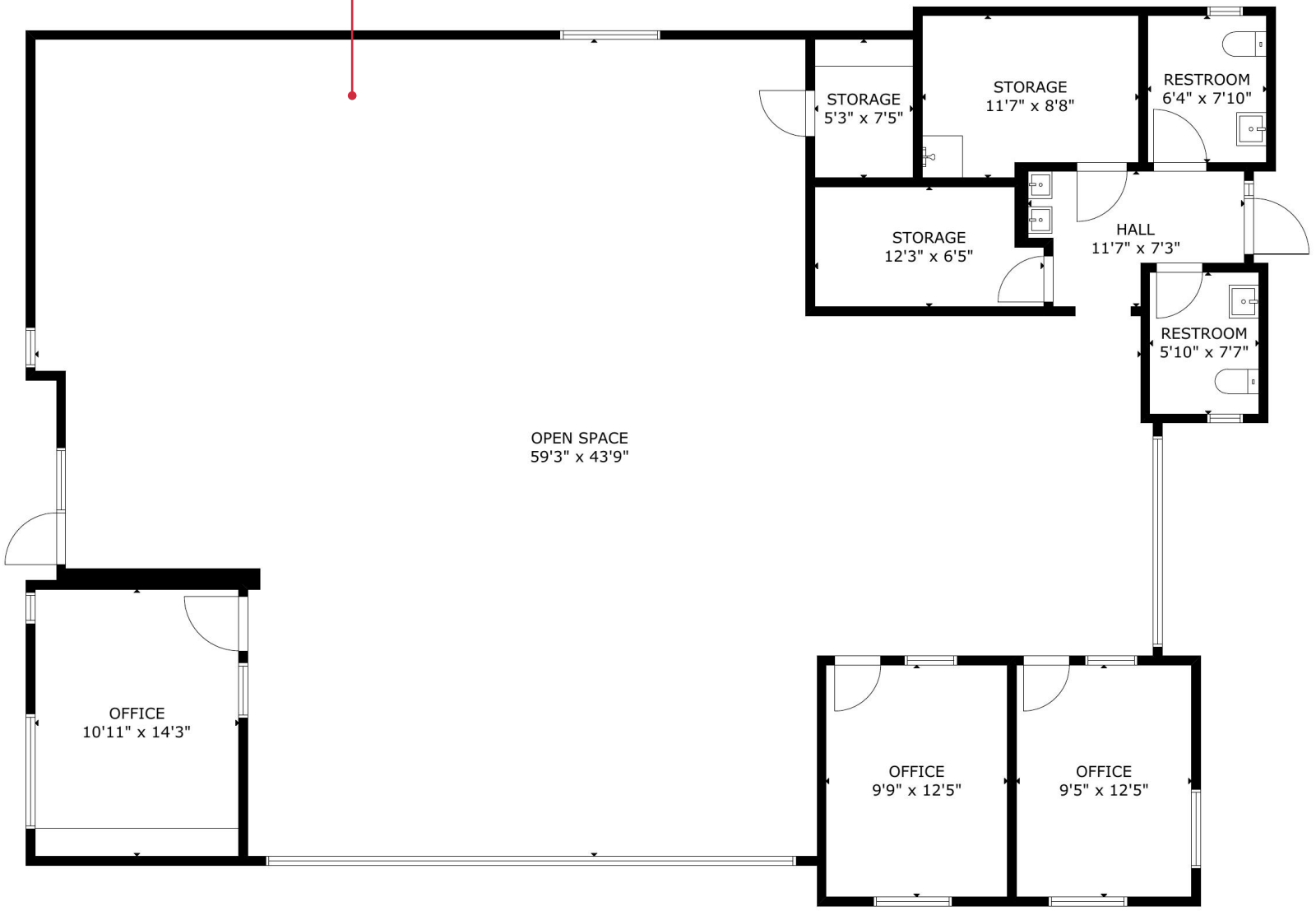


PHOTOS

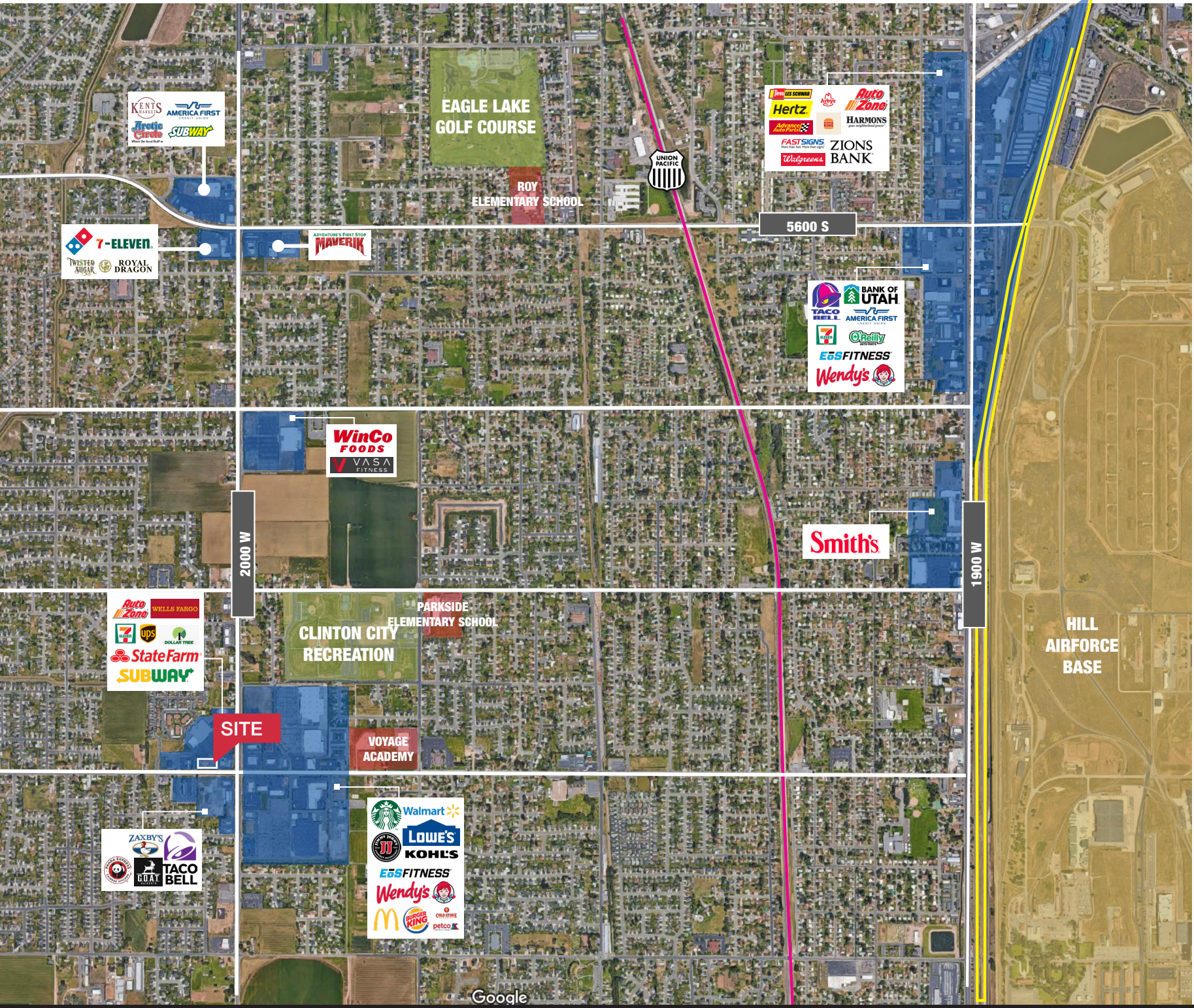

LOWE'S
KOHL'S
ROSS
DRESS FOR LESS
Swig
Walgreens
Wendy's
fatCats
2000 W
1800 N

FLOOR PLAN

CLICK HERE
FOR A 3D TOUR



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	12,529	90,883	198,798
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2026 Households	3,678	28,294	63,597
INCOME	**1-mile**	**3-mile**	**5-mile**
2026 Average HH Income	$128,718	$116,531	$118,325

Traffic Counts

STREET	AADT
2000 W / 1800 N	17,000
1800 N / 2000 W	20,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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