



FOR BTS, LAND LEASE | 3990 SOUTH WASHINGTON BOULEVARD OGDEN, UTAH

Drive-Thru Redevelopment Property

- Redevelopment Opportunity
 - ±1.70 AC on a Prime Hard Corner
 - 22,000 SF Existing Building with Drive-Thru
 - Form-Based Code and Cooperative City Officials
 - Great for Retail or High Density
- Multifamily
 - 40th Street Widening recently completed
 - Future path of Bus Rapid Transit
 - Traffic Counts:
 - Washington 27,772 ADT
 - 40th Street 20,305 ADT

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Estimated	13,133	84,605	158,554
2022 Projected	12,916	85,797	162,639
2017 Estimated	4,649	31,048	56,499
2022 Projected	4,658	32,285	59,289
2017 Median HHI	\$46,660	\$51,921	\$55,443
2017 Average HHI	\$58,335	\$68,197	\$68,398
2017 Per Capita	\$20,695	\$25,239	\$24,526

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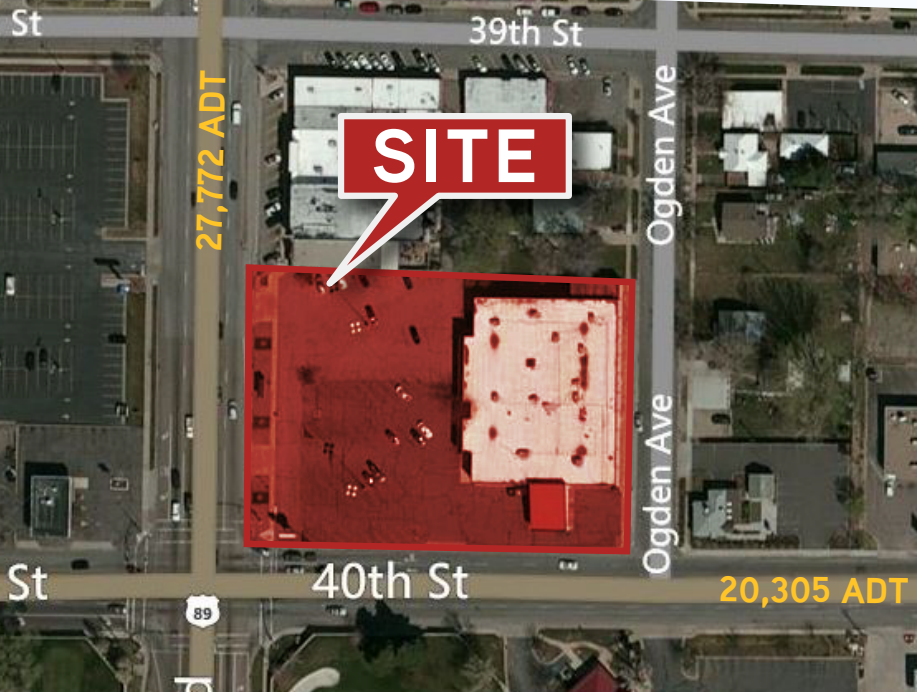


Accelerating success.

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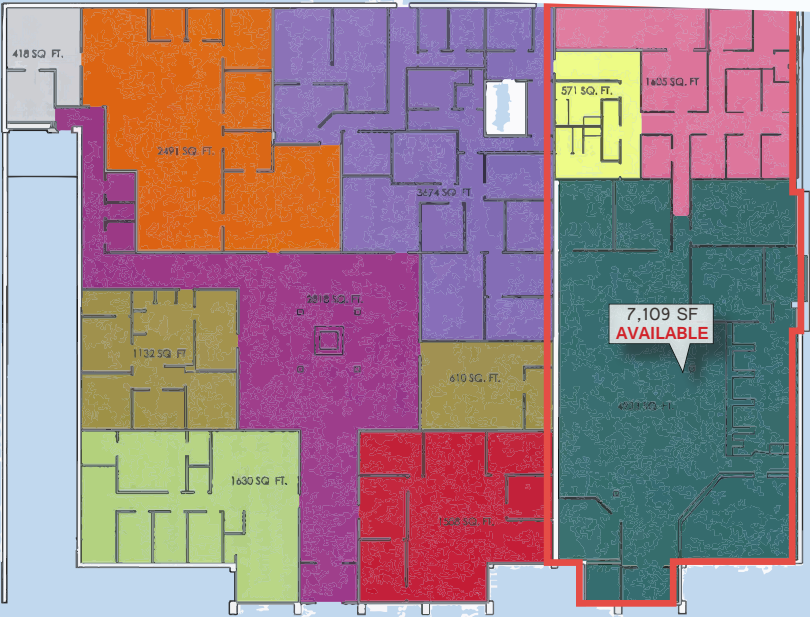


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Existing Building Plan

LEGEND	
1605 SQ. FT.	1630 SQ. FT.
571 SQ. FT.	1132 SQ. FT.
4933 SQ. FT.	1630 SQ. FT.
1388 SQ. FT.	1630 SQ. FT.
610 SQ. FT.	1630 SQ. FT.
3674 SQ. FT.	1630 SQ. FT.
2491 SQ. FT.	1630 SQ. FT.
418 SQ. FT.	1630 SQ. FT.
1132 SQ. FT.	1630 SQ. FT.
1630 SQ. FT.	1630 SQ. FT.
2818 SQ. FT.	1630 SQ. FT.
TOTAL: 21426 SQ. FT.	



NEARBY TENANTS



Ogden Golf & Country Club



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