

RETAIL BUILDING A&B - MULTI-TENANT DRIVE THRU



PROPERTY DETAILS

1200 S 1900 W, Marriott-Slaterville, UT 84404
(Ogden-Clearfield MSA)

- 1,200 – 10,000 SF Available
- Drive Thru Available
- Access from 12th Street & 1900 West
- Cross Access with Research Park
- Parking Ratio: 9:1,000 SF
- Less than 1 minute off the freeway exit
- Delivery: November 2026
- Warm grey shell delivery
- Grease trap available

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » 3,444
3 MILE » 40,986
5 MILE » 164,092



EST. HOUSEHOLDS

1 MILE » 1,083
3 MILE » 15,680
5 MILE » 60,926



EST. AVERAGE HH INCOME

1 MILE » \$129,275
3 MILE » \$100,635
5 MILE » \$108,297

NEWMARK



MOUNTAIN WEST

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ELEVATIONS



RETAIL A



RETAIL B

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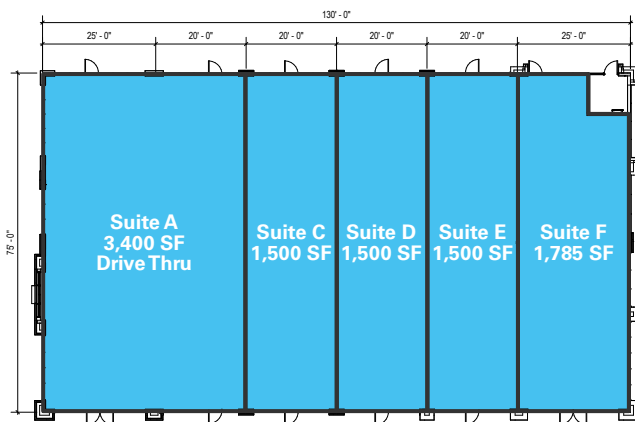
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12TH STREET EXCHANGE - RETAIL

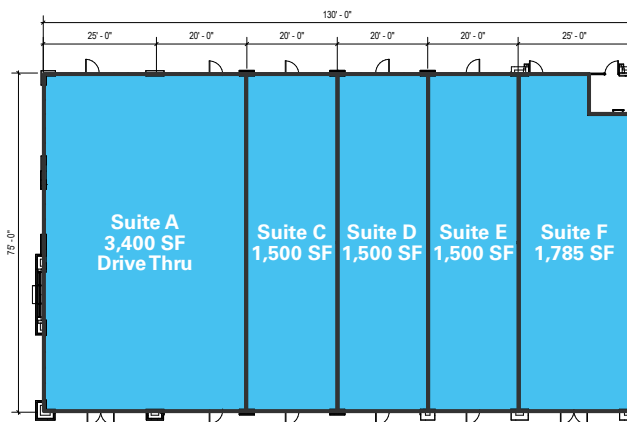
SITE PLAN



BUILDING B



BUILDING A



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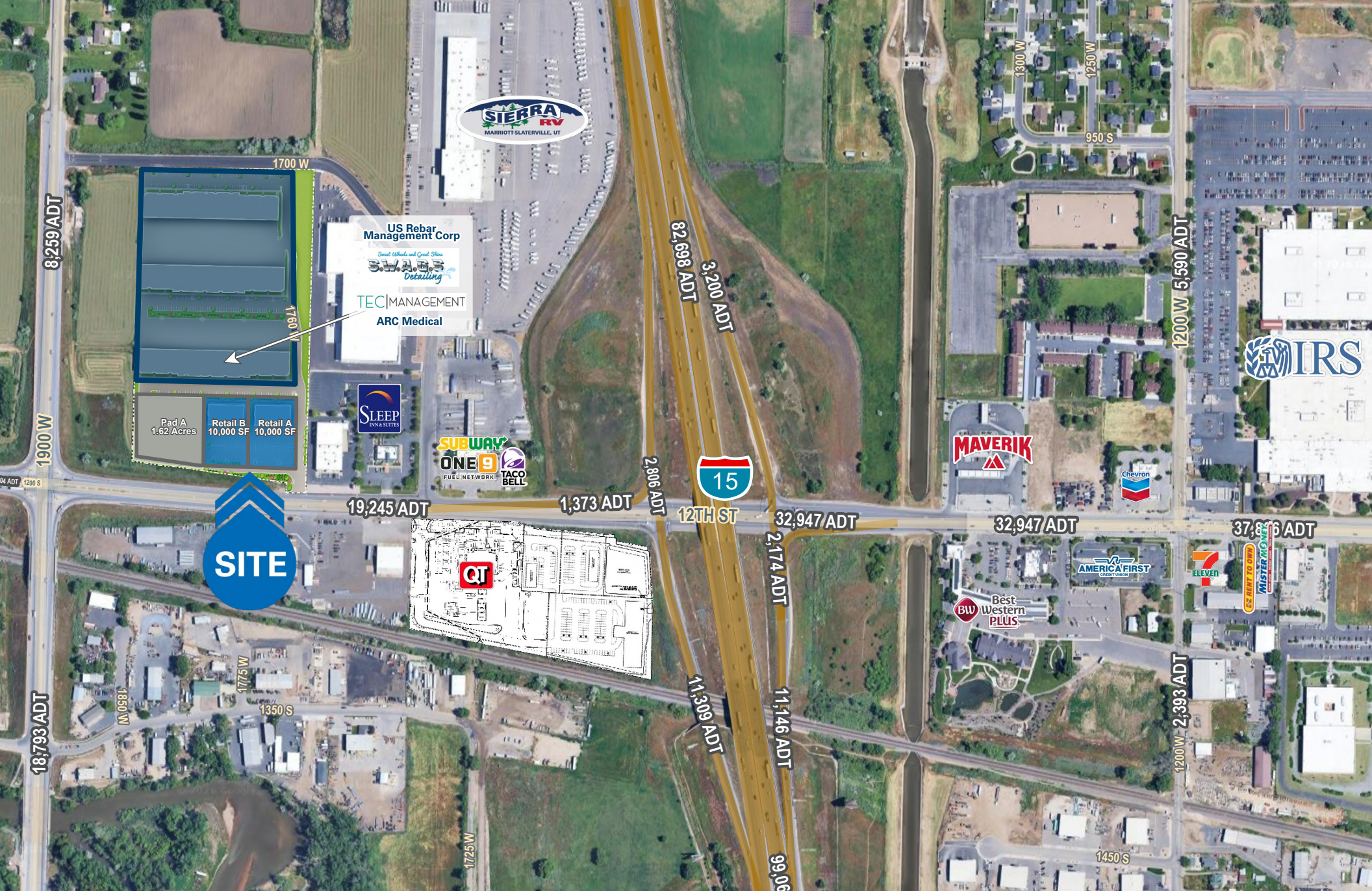
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



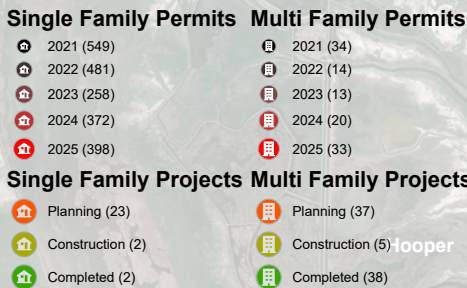
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DISTANCES TO:

American Fork, UT	68 miles
Interstate 15	0.3 miles
Interstate 84	4.3 miles
Provo, UT (Downtown)	81 miles
Salt Lake City, UT (Downtown)	38 miles
Salt Lake City International Airport	42 miles
Spanish Fork, UT	88 miles



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