



**MARKETING FLYER**

# **FALCON HILL RETAIL**

306 EAST 650 NORTH | CLEARFIELD, UT

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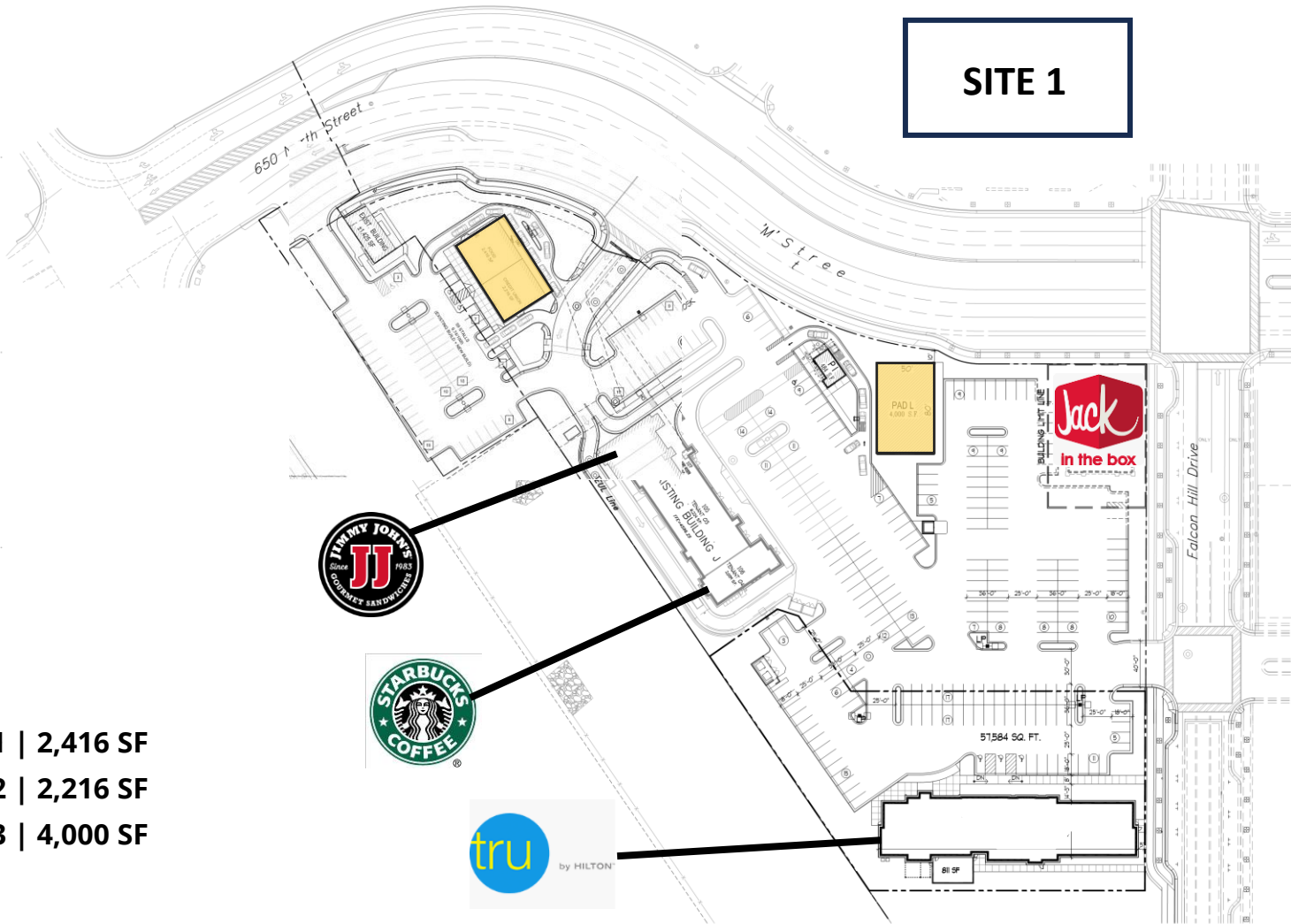
## PROJECT HIGHLIGHTS

- Restaurant and shop space available
- Located near the West gate entrance to Hill Air Force Base
- New 114-room TRU Hotel on site
- Excellent freeway exposure and pylon signage
- Immediate access to I-15
- Three high exposure pads available
- Over 1M SF office with and 3,000+ employees in immediate area

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,241	80,381	232,261
Households	3,174	25,278	73,681
Median HH Income	\$60,736	\$71,670	\$77,803
Average HH Income	\$70,953	\$83,756	\$90,967
TRAFFIC	I-15	650 North	Total
AADT	89,659	18,214	107,873



**SITE 1**



- SPACE 1 | 2,416 SF**
- SPACE 2 | 2,216 SF**
- SPACE 3 | 4,000 SF**



## SITE 2 - OPTION 1



### SITE DATA:

SITE AREA	5.22 ACRES 227,656 SF
PAD A	4,500 SF
PAD B	3,100 SF
PAD C	2,200 SF
PAD D	2,400 SF
PAD E	2,200 SF
PAD F	4,000 SF
PAD G	1,400 SF

## SITE 2 - OPTION 2



### SITE DATA:

SITE AREA	5.22 ACRES 227,656 SF
PAD A	4,500 SF
PAD B	3,100 SF
PAD C	2,200 SF
PAD D	2,400 SF
PAD E	2,200 SF
PAD F	4,000 SF
PAD G	1,400 SF



