Kmart - Logan, Cache County, UT





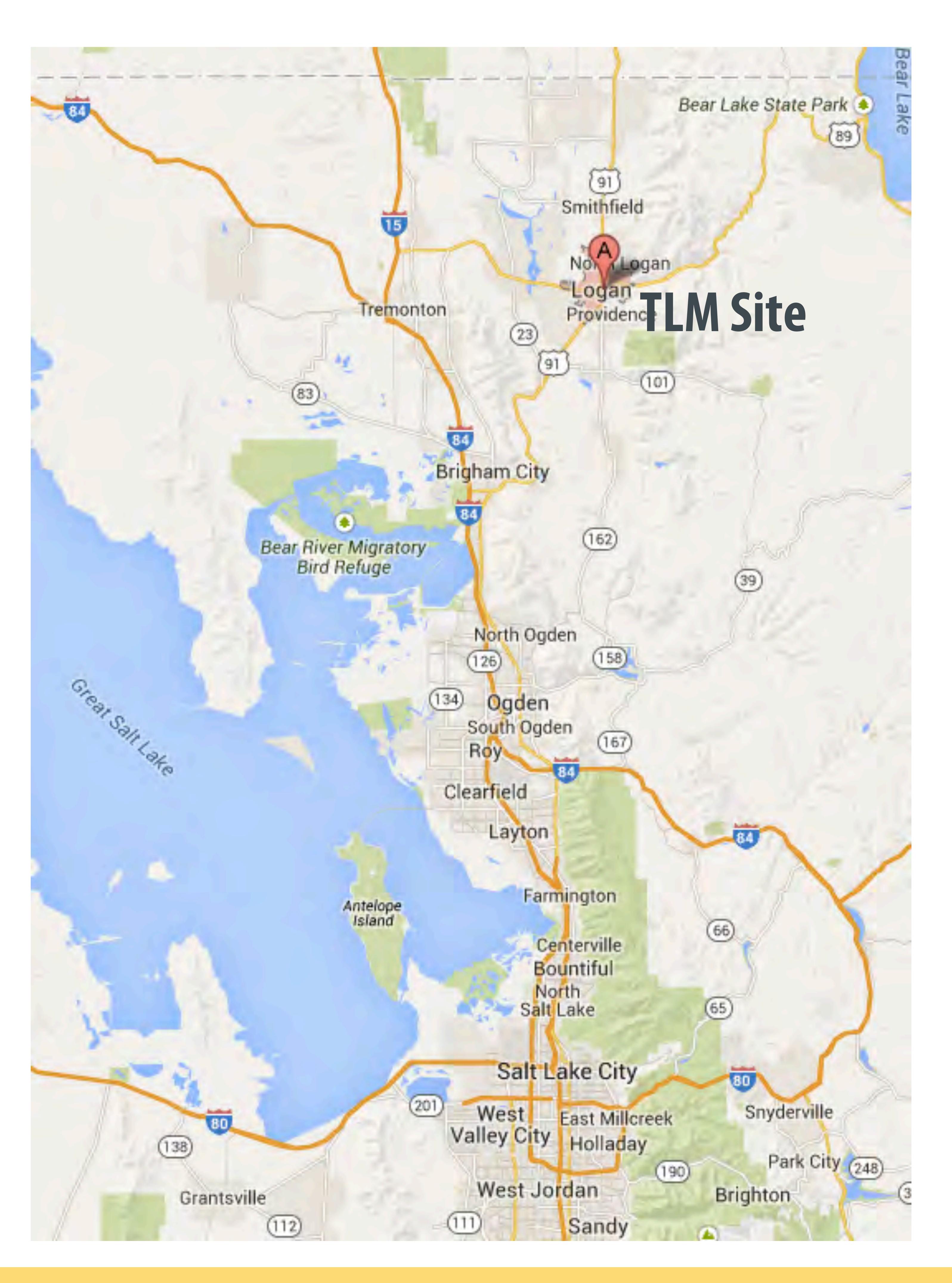
Key Facts

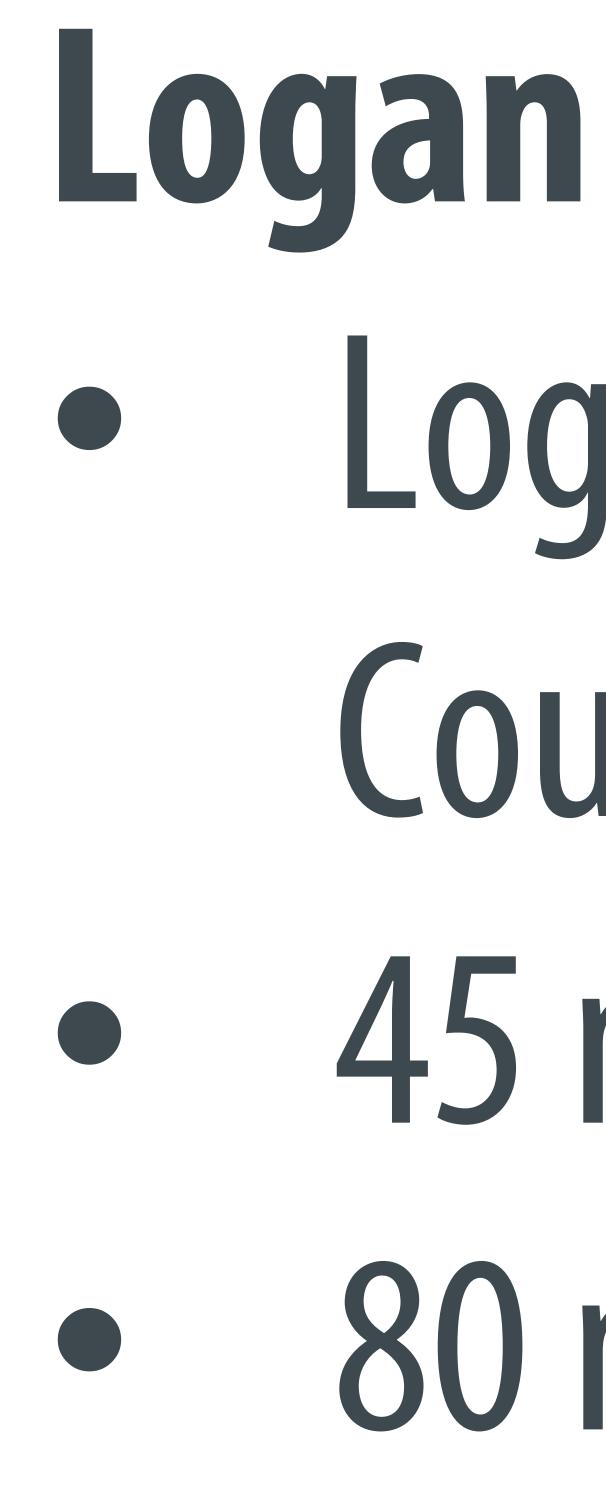
- 7 acre corner site on Main Street in Logan. • Major commercial strip, just north of Kohl's, Walmart, Cache Valley Mall, Home Depot and
 - more.
- Significant population growth projected for the foreseeable future.
- Logan is the home of Utah State University, with a student enrollment of 17,000.

Location



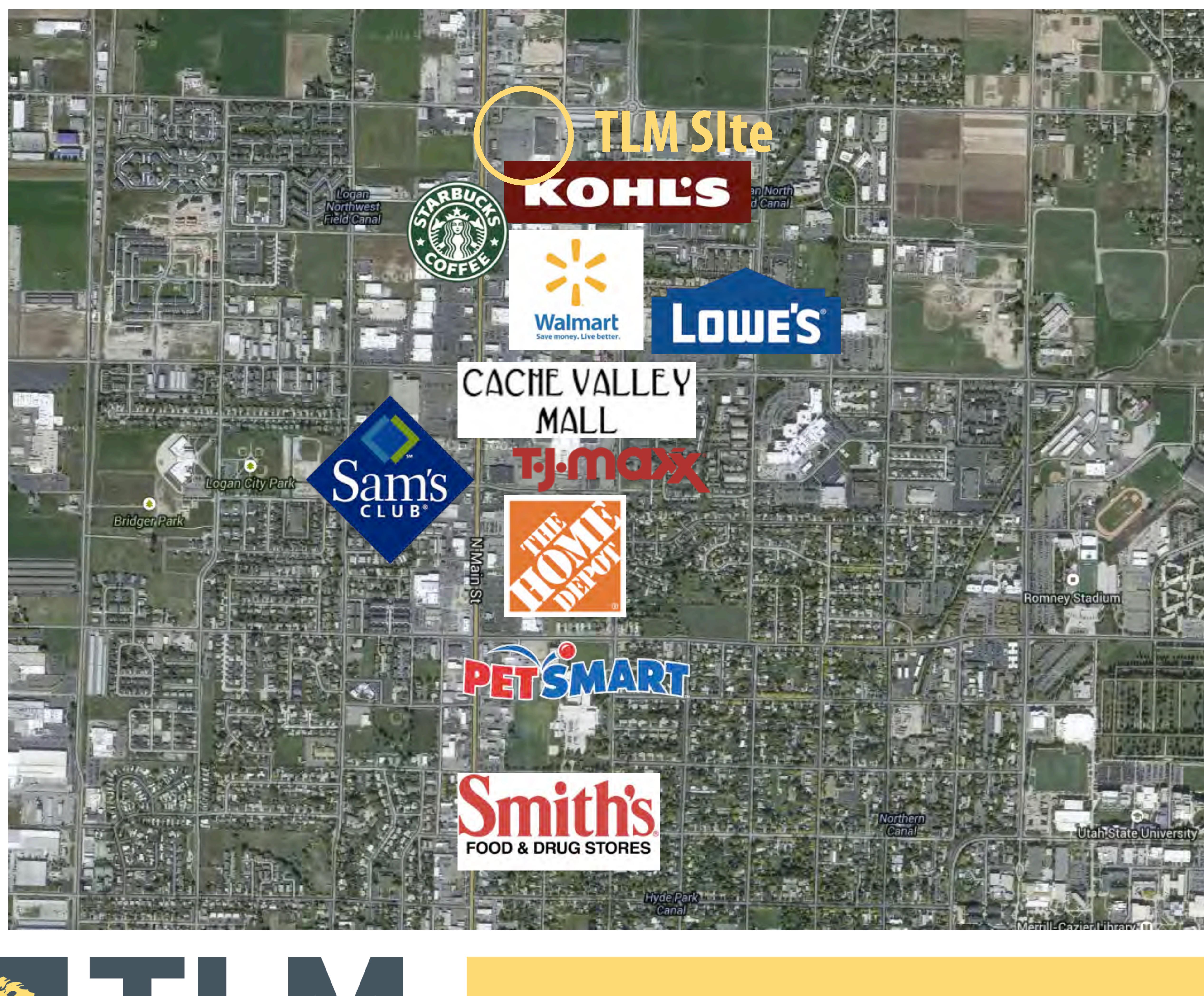
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Logan is located in Cache County, Utah. • 45 miles north of Ogden. 80 miles north of Salt Lake

Location





Logan - Utah realty corp

- on Main Street.
- - Qay.

Commercial Development is concentrated

Property address is 1750 North Main Street. Traffic count on North Main Street in front of shopping center is 28,250 vehicles per

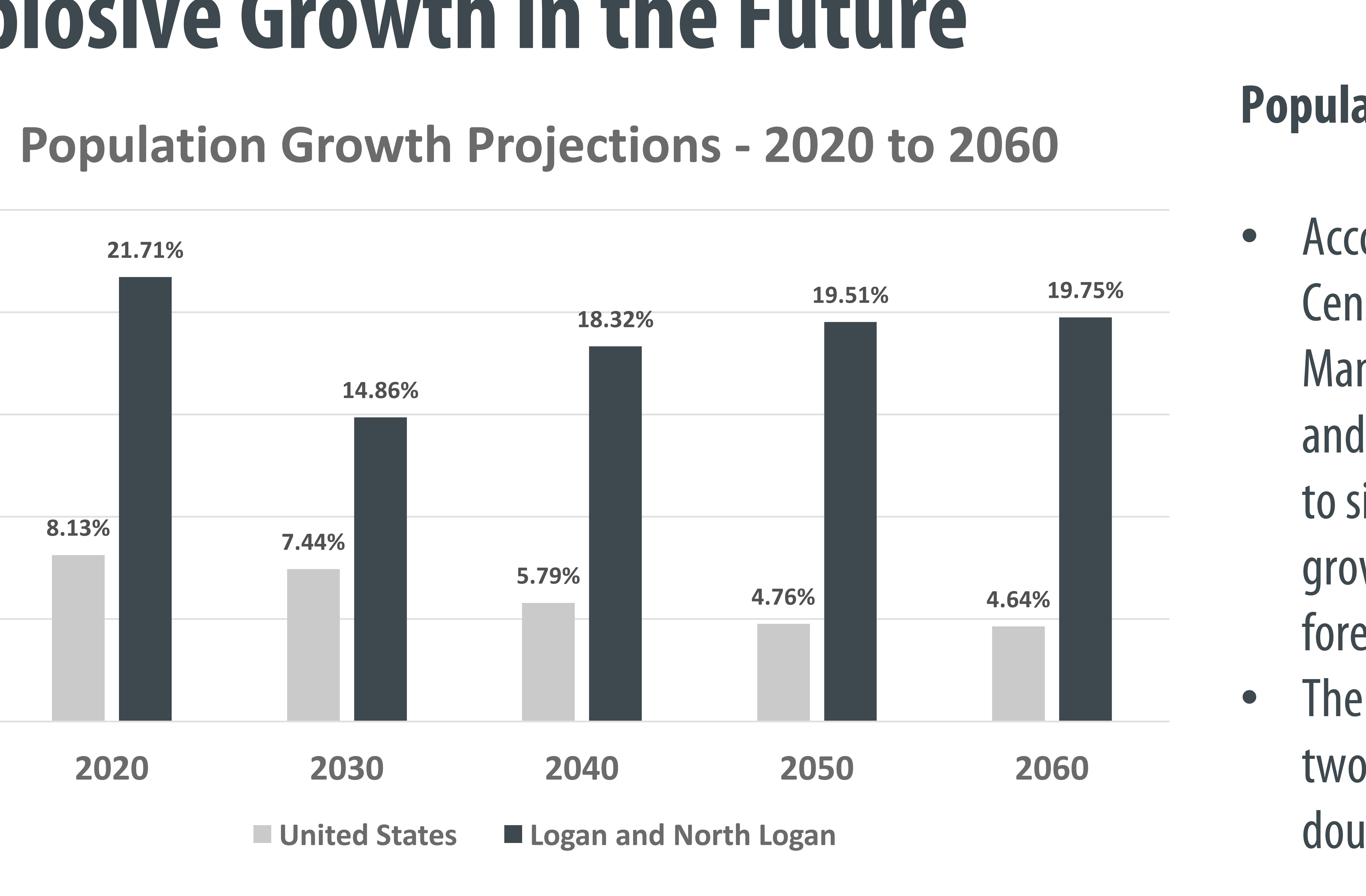
• Major retailers and mall are located on North Main Street immediately south of

Explosive Growth in the Future

25.00%		
	21.71%	
20.00%		
15.00%		
10.00%	8.13%	
5.00%		
0.00%		

2020





Population Growth

According to data from the US Census and Utah Office of Management and Budget, Logan and North Logan are projected to significantly outpace national growth trends for the foreseeable future. • The combined population of the

two towns are projected to double by 2050.

Demographics







- 8 Mile: \$54,858
- 5 Mile: \$59,834
- ' Mile: \$61,207 louseholds
 - 3 Mile: 16,876
 - 5 Mile: 24,368 Mile: 27,084

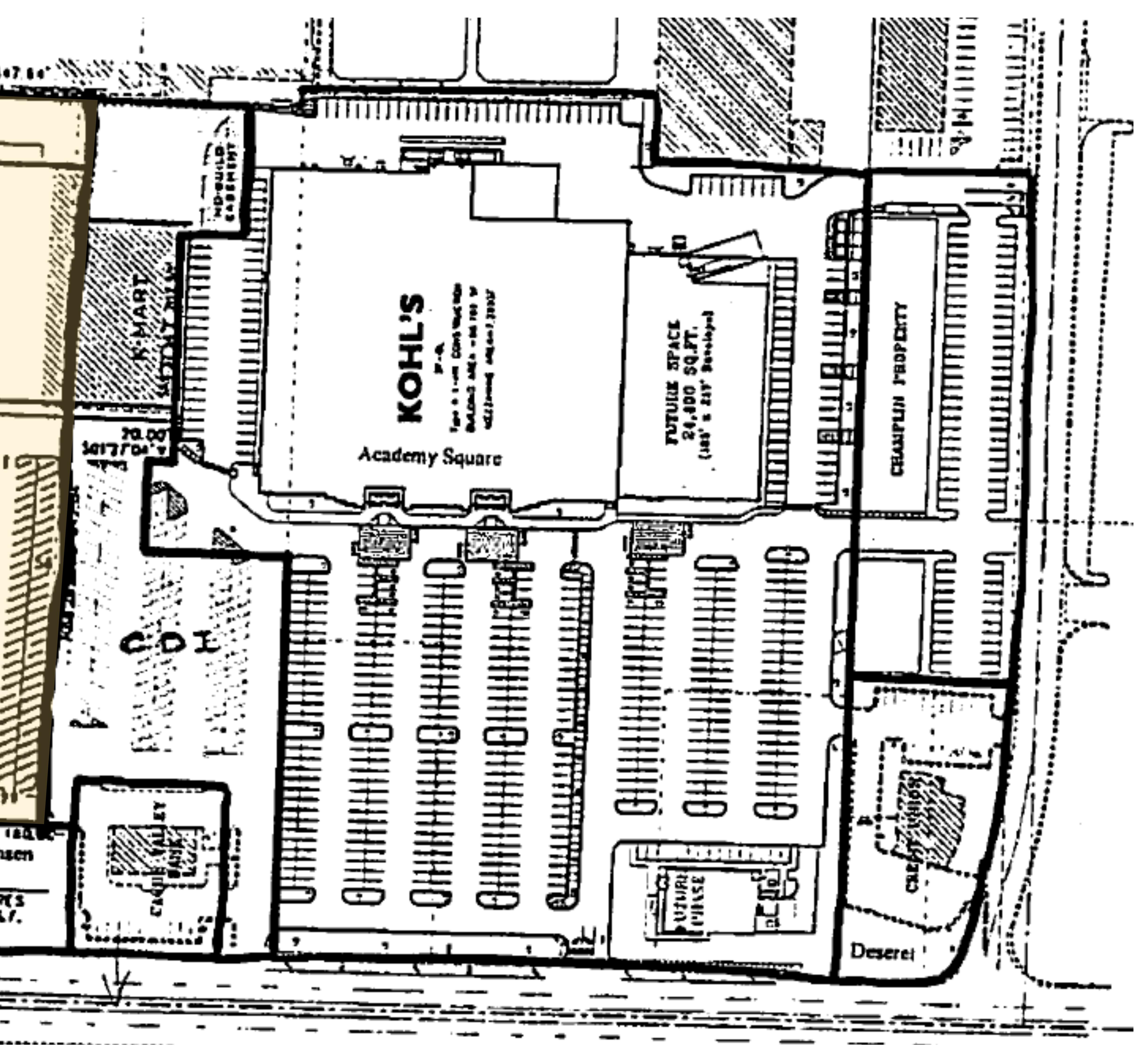
Demographics (Census: ACS 2013)

- 3 Mile: 50,762
- 5 Mile: 74,859
 - Mile: 84,765
- Average Household Income

Property Site Plan



114 501"33"W 147 H 111 KMART 1.00 ACR13 Logan UT Reality AQL 51 ()'I E 14100 Ш Reed Hansen 20,733 KF 1730 7141 a () 107() 11.440 17. 7 894 <u>107 60.</u> 120 007 - ----____ -----



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