



COMMERCIAL REAL ESTATE CONSULTANTS

509-539 N. HARRISVILLE ROAD, OGDEN, UTAH 84404

RETAIL / OFFICE



PROPERTY INFORMATION

- **Suite B:** 1,232 SF
- **Suite E:** 1,331 SF
- Open Floor Plan
- Ceiling Height: 9'
- Ample Parking
- Excellent Visibility
- High Traffic Counts
- Co-Tenants Include: Verizon, Camps Cafe, Jazzercise, Mountain Vista Dental Care & MAU
- Adjacent to Harrisville Shopping Center
 - Walmart Super Center
 - Chili's Grill & Bar
 - Petco
 - Hastings

Lease Rate: \$9.00/SF NNN

Demographics

	1 Mile	3 Mile	5 Mile
Population	12,404	59,510	120,897
Households	4,223	20,324	41,067
Avg. Household Inc	\$53,399	\$59,475	\$63,133

Traffic Counts

Harrisville Road: 26,485 Annual Average Daily Traffic

Wall Avenue: 19,730 Annual Average Daily Traffic

801.617.1700

DANEILE SNELLING

DANEILE.SNELLING@CRCNATIONWIDE.COM

DAN FAWSON

DANIEL.FAWSON@CRCNATIONWIDE.COM



COMMERCIAL REAL ESTATE CONSULTANTS

509-539 N. HARRISVILLE ROAD, HARRISVILLE, UTAH 84404



Suite B: 1,232 SF



Suite E: 1,331 SF



DANEILE SNELLING

DANEILE.SNELLING@CRCNATIONWIDE.COM

801.617.1700

DANIEL.FAWSON@CRCNATIONWIDE.COM

DAN FAWSON