



FOR LEASE

145 North Harrisville Road

Ogden, UT 84404

31,604 SF

Available

\$0.85 / SF / MO.

CONTACT US

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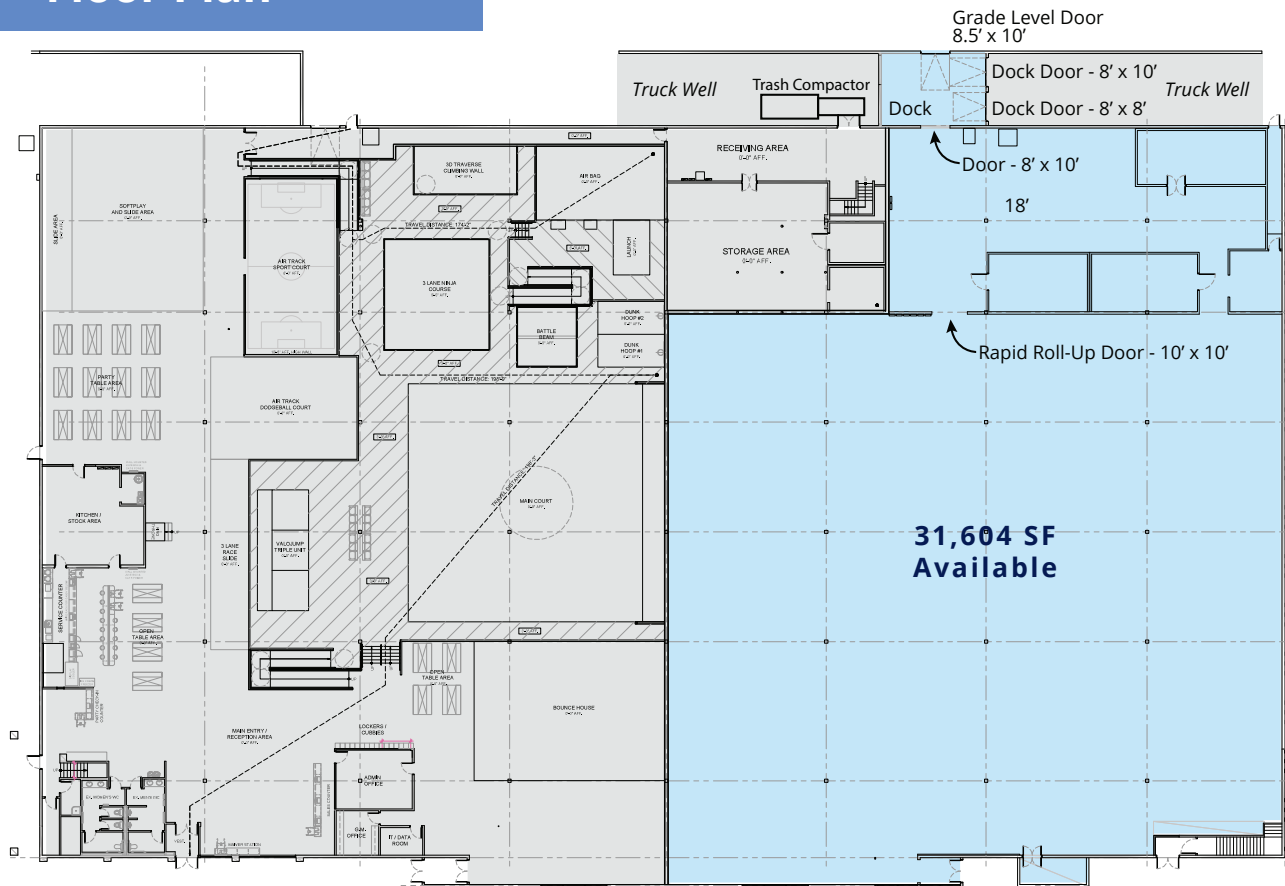
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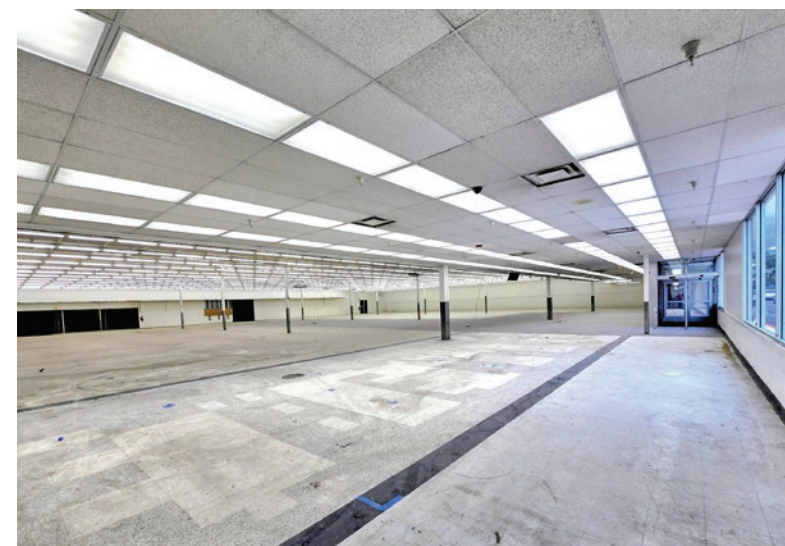
Property Highlights

- Anchor space for Ogden Five Points Community Center
- 30' LED pylon signage available for maximum visibility
- Adjacent to The Hive - family fun center
- National co-tenants: Harbor Freight, Dollar Tree, BioLife, KeyBank, GenX Apparel
- Over 350 new housing units in immediate area
- Flexible CP-3 Regional Commercial zoning supports retail/entertainment, light industrial and other community-serving uses
- New roof; heavy power; fiber connectivity; ample parking
- Location Advantages:
 - High-traffic intersection on major corridors with strong daily vehicle counts
 - Strong demographics with growing residential base

Floor Plan



Site & Demographics

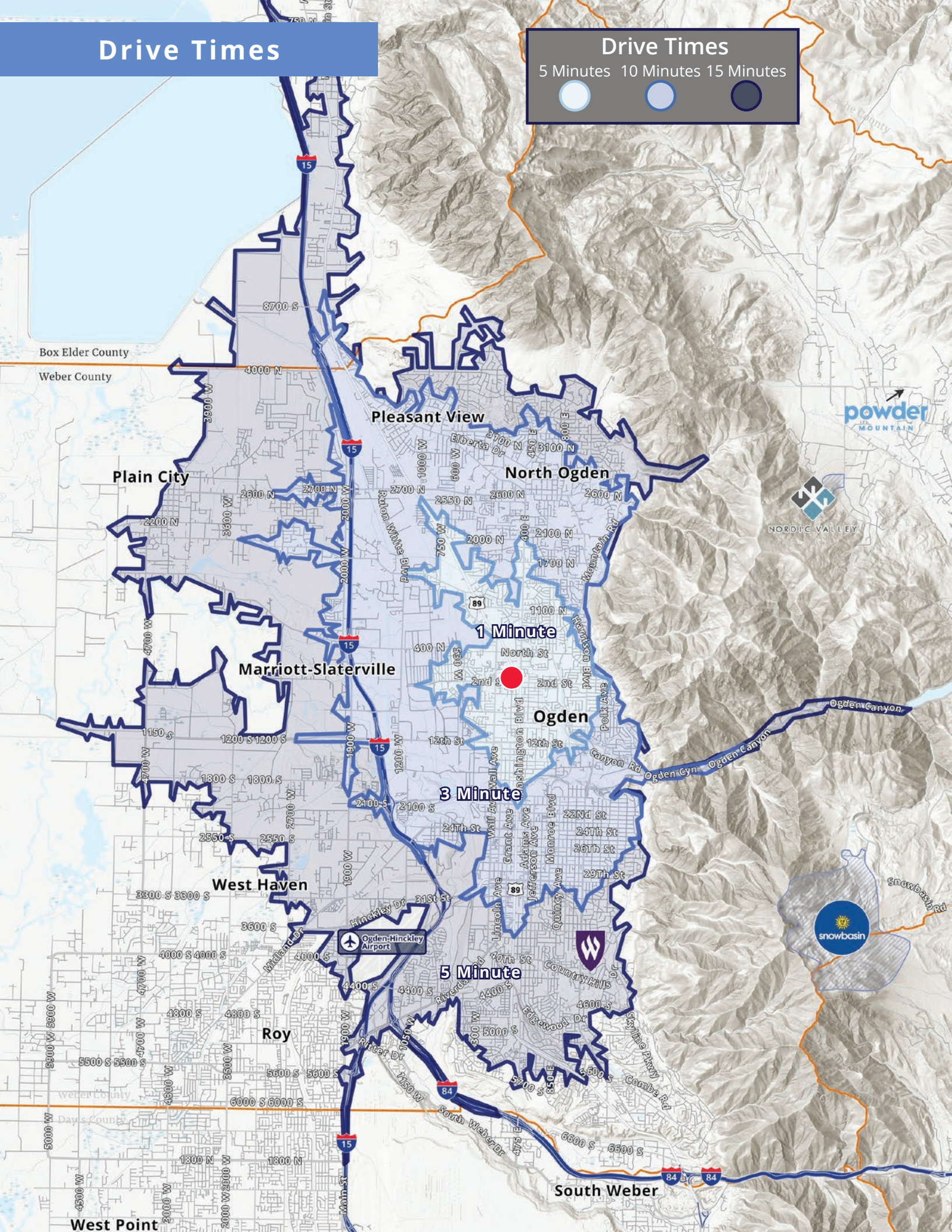


Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	15,542	72,724	142,132
2030 Projected	16,036	75,601	147,811
Households			
2025 Estimated	5,650	27,377	50,958
2030 Projected	5,914	29,048	53,921
Income			
2025 Median HHI	\$68,030	\$73,502	\$81,813
2025 Average HHI	\$79,312	\$88,838	\$102,811
2025 Per Capita	\$31,905	\$31,783	\$31,507
Information provided by ESRI Business Analyst			

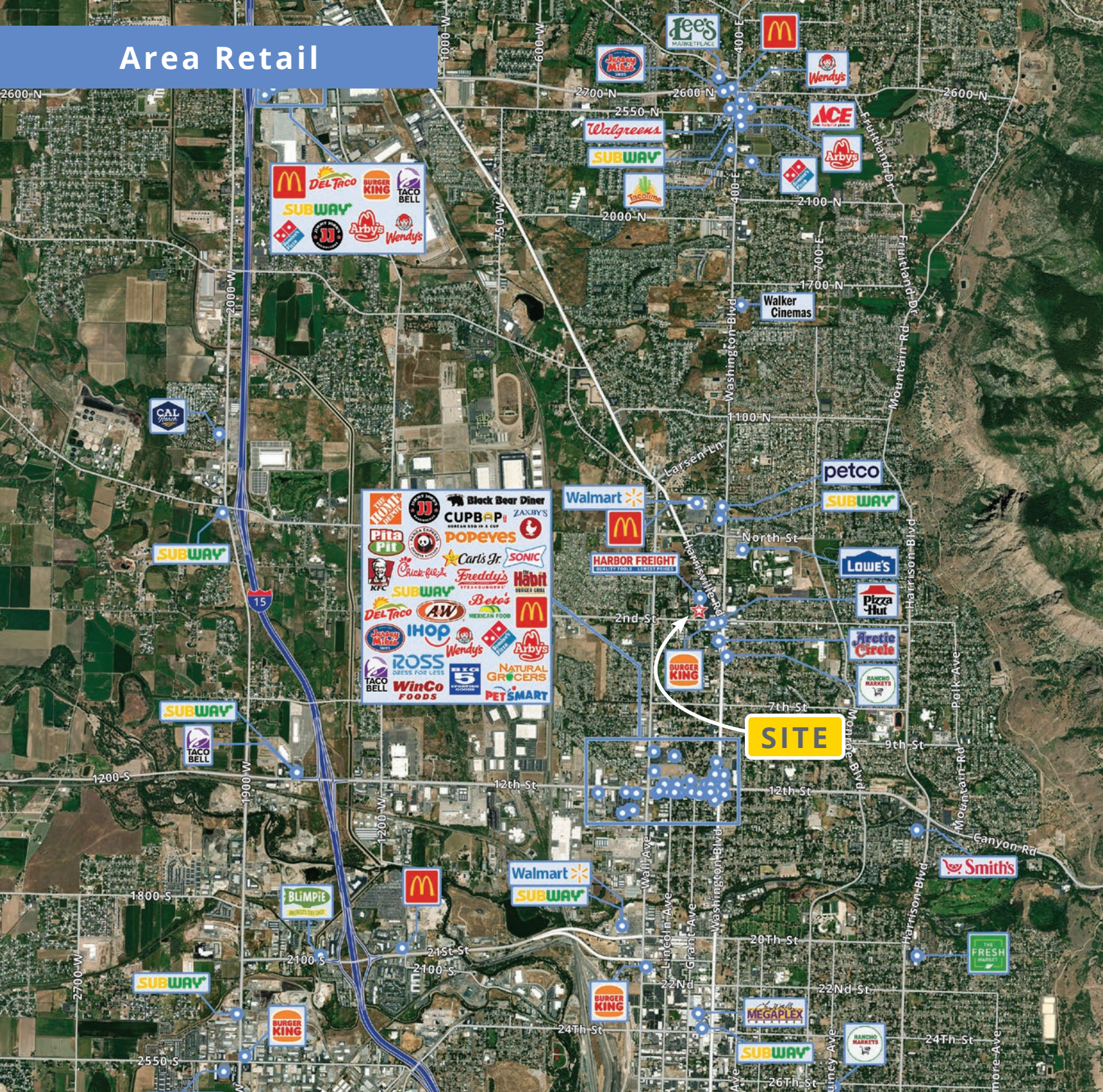
Drive Times

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5 Minutes 10 Minutes 15 Minutes



Area Retail



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