

For Sale or Lease > 117 Harrisville Rd | Ogden, UT

Ridley's 5-Points



Property Information

- 69,000 SF
- Sale Price: \$5,000,000
- Price per SF: \$72.46 (below market replacement cost)
- TI Negotiable
- Lease price \$7.00 PSF NNN
- 20 months remaining on lease term
- All grocery equipment is available

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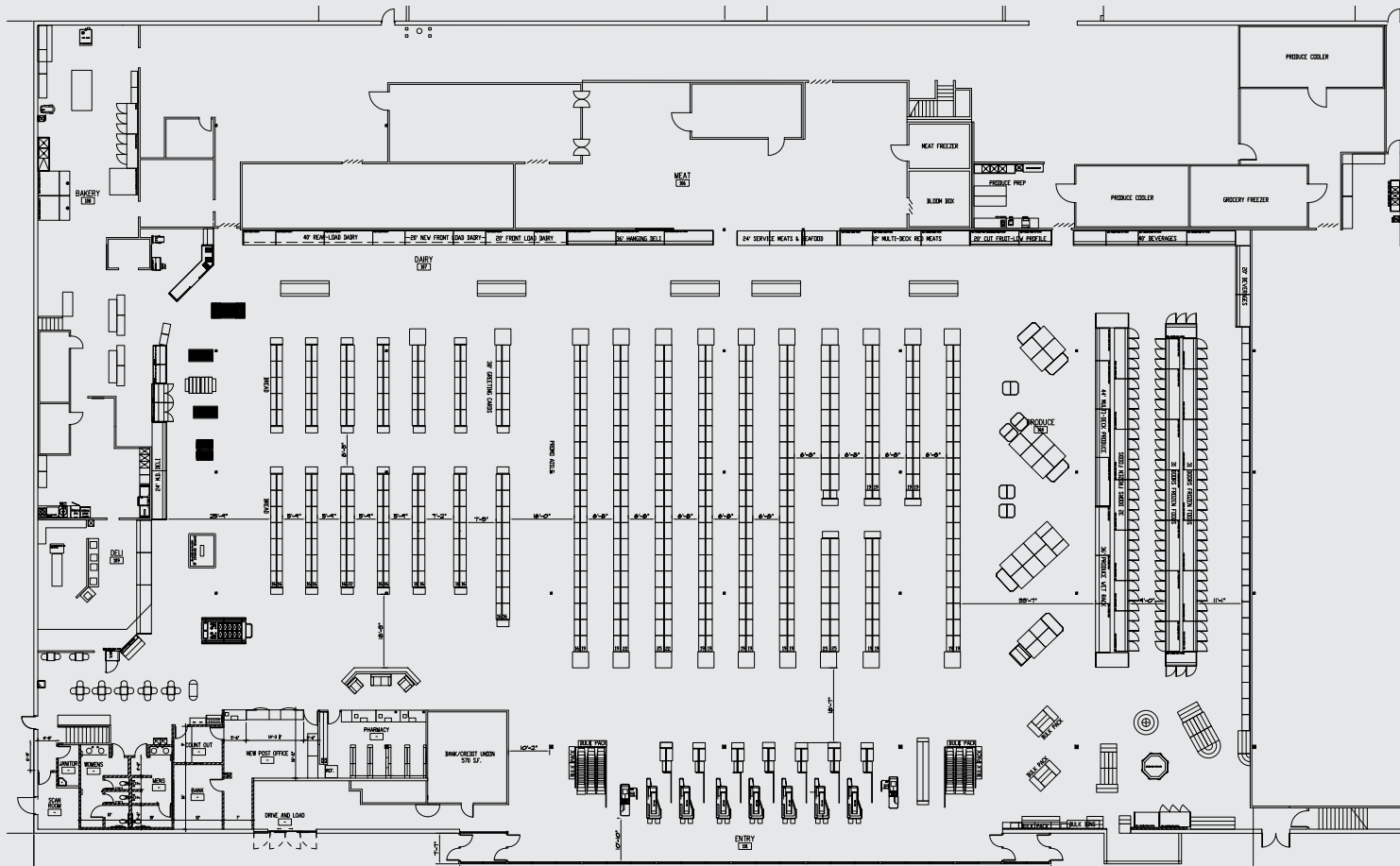
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FLOOR PLAN

EXECUTIVE SUMMARY

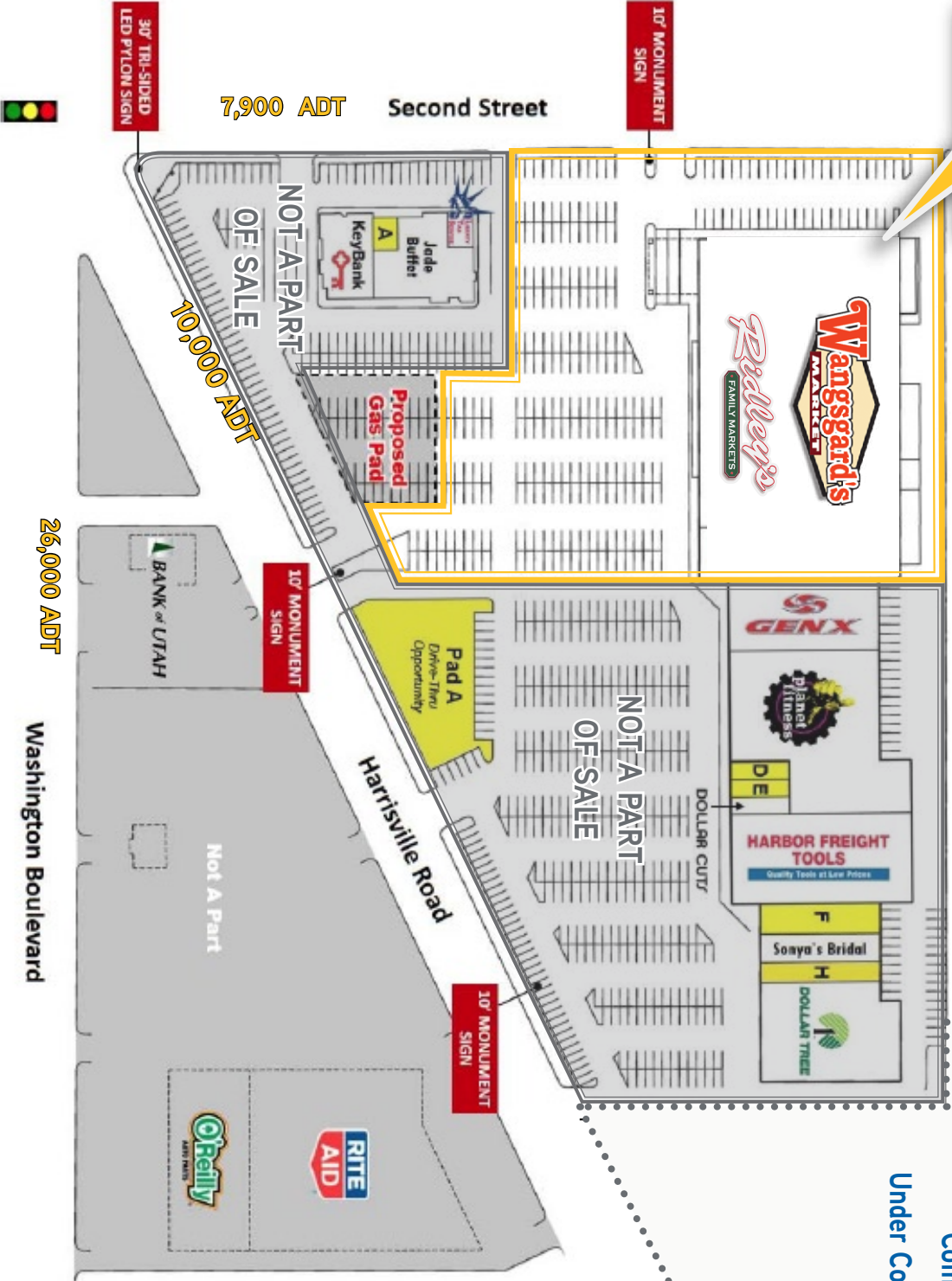
The subject property was formerly a Wangsgard/Ridley grocery store located in the 5 Points Center. The Family Center at Ogden Five Points is a redeveloped community shopping center located at the five-point signalized intersection of Washington Blvd, Harrisville Road and Second Street in Ogden, UT. The shopping center features an excellent mix of nationally recognized tenants such as Planet Fitness, Dollar Tree, Harbor Freight Tools, Key Bank, among others.

Property	Former Ridley's Grocery Store
Address	117 Harrisville Road Ogden, Utah 84404
Year Built	1979
Rentable Area	Approx. 69,000 SF
Parking	315 Spaces with additional available per cross parking agreement
Parking Ratio	4.6/ 1,000 SF
Property Type	Retail - No Use Restrictions

Unit	Tenant	SF	Monthly Rent	Rate Per SF	Lease Execution	Lease Expiration	Options Remaining	Notes
105	Ridley's	69,000	\$17,020	\$2.96	7/14/1976	10/31/2022	None	Harmons sub-lease (Harmon's corporate guaranty's the lease)

SITE PLAN

SITE



Yellow box = Available

SPACES AVAILABLE	
Suite	Square Feet
Pad A	Up to 6,500 building
A	800
D	1,000
E	1,000
F	3,800
H	2,400

*Wangsgard outline is approximate. Seller will subdivide grocer from parcel.





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2019 Estimated	13,997	69,601	132,759
2024 Projected	15,161	75,873	144,877
Households			
2019 Estimated	5,105	25,570	47,245
2024 Projected	5,394	27,257	50,375
Income			
2019 Median HHI	\$47,166	\$53,440	\$60,001
2019 Average HHI	\$51,417	\$61,535	\$67,959
2019 Per Capita	\$18,793	\$22,921	\$24,390

Information provided by ESRI Business Analyst

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