



# COMMERCIAL REAL ESTATE CONSULTANTS

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



## PROPERTY INFORMATION

- **Suite A: 1,476 SF Restaurant/Cafe**  
Equipment & Furniture Available  
End Cap Unit  
Lease Rate : \$1,700.00/Month NNN

- **Suite B: 1,232 SF Retail/Office**  
Lease Rate: \$1,500.00/Month NNN

- Open Floor Plan
- Ample Parking
- Excellent Visibility
- High Traffic Counts
- Co-Tenants Include: Verizon, Mountain Vista Dental Care, Jazzercise & MAU
- Adjacent to Harrisville Shopping Center Includes: WalMart Super Center, Chili's Grill & Bar, Petco & Hastings

## 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

DANEILE SNELLING

**801.617.1700**

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