



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FREESTANDING BUILDING W/DRIVE-THRU

4729 HARRISON BOULEVARD • OGDEN • UTAH • 84403

FOR SALE OR LEASE

PROPERTY SPECS

- Freestanding restaurant with drive thru
- 3,017 SF
- 0.46 acres
- Purchase price: \$1,125,000
- Lease rate: \$35 psf / year / NNN
- Cross-easements with adjacent properties
- Access to the traffic light on Edgewood Drive
- Strong retail corridor
- Close proximity to Weber State University (over 24,000 students)



1 MILE
12,204
2019 EST.
POPULATION



16,257
2019 EST.
DAYTIME
POPULATION



4,410
2019 EST.
HOUSEHOLDS



\$97,756
2019 EST.
AVERAGE HH
INCOME

3 MILES
72,666
2019 EST.
POPULATION

78,977
2019 EST.
DAYTIME
POPULATION

25,875
2019 EST.
HOUSEHOLDS

\$76,217
2019 EST.
AVERAGE HH
INCOME

5 MILES
138,334
2019 EST.
POPULATION

158,874
2019 EST.
DAYTIME
POPULATION

49,261
2019 EST.
HOUSEHOLDS

\$71,279
2019 EST.
AVERAGE HH
INCOME

CONTACT:



FREESTANDING BUILDING W/DRIVE-THRU



CONTACT:

312 East South Temple | Salt Lake City, Utah 84111 | Office 801.456.8800 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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