

5500 South 5500 West

HOOPER, UTAH 84315

LISTING PRICE:
\$3,300,000



PROPERTY SUMMARY

5500 South 5500 West is a freestanding, single-tenant retail service station located in Hooper, Utah within the Davis/Weber Counties retail submarket. The property consists of a 2,860 SF masonry retail/service station building situated on approximately 0.87 acres of land, offering exceptional site depth and long-term redevelopment optionality.

Constructed in 1982 and operated by Sinclair, the asset functions as a neighborhood-serving fuel and convenience location in a predominantly rural-residential setting experiencing steady population growth. The site benefits from frontage and access along 5500 South and 5500 West, providing connectivity to expanding residential neighborhoods and commuter routes toward Ogden and the greater Wasatch Front.

This offering presents investors with a stabilized single-tenant retail asset positioned within a submarket demonstrating population growth, household income strength, and limited competing large-parcel inventory.



~2,860 SF
BUILDING SIZE



1982
YEAR BUILT



Commercial
ZONING



~0.87 AC
LOT SIZE



1
STORIES



Owner Occupied
TENANCY

Eric Gerardi
Gas Station & C-Store Specialist

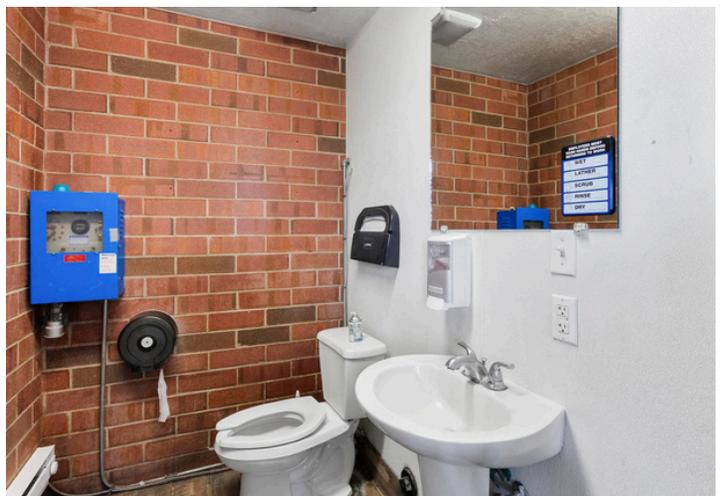
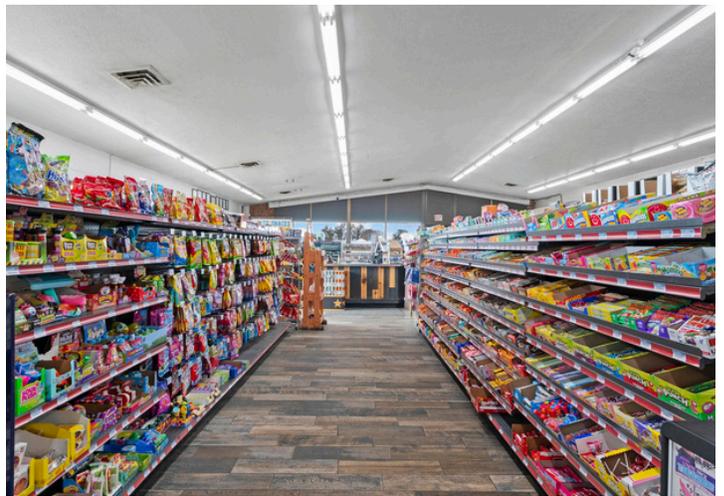
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APEX

KW SOUTH VALLEY
KELLER WILLIAMS

5500 SOUTH
WEST

SINCLAIR
GAS STATION



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Gas Station & C-Store Specialist
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