

CANYON PLAZA

FOR LEASE



PROPERTY DETAILS

2022 Harrison Boulevard, Ogden, UT 84401

- For Lease
- 8,400 SF Available
- Lease Rate: \$14.00/SF NNN
- Pylon Signage Available
- Convenient Access on Harrison Blvd. and 20th Street
- Traffic Counts:
 - » Harrison Blvd: 29,368 VPD
 - » 20th Street: 8,245 VPD
- Former Hardware Store
- Clear Height: 12ft-19ft (sloped ceiling)
- Grade Level Door in the back of the space: 10ft x 10ft

CO-TENANTS



2025 DEMOS

EST. POPULATION



1 MILE » **15,660**
3 MILE » **78,001**
5 MILE » **141,951**

EST. HOUSEHOLDS



1 MILE » **6,677**
3 MILE » **30,163**
5 MILE » **53,201**

EST. AVERAGE HH INCOME



1 MILE » **\$83,816**
3 MILE » **\$87,212**
5 MILE » **\$100,442**



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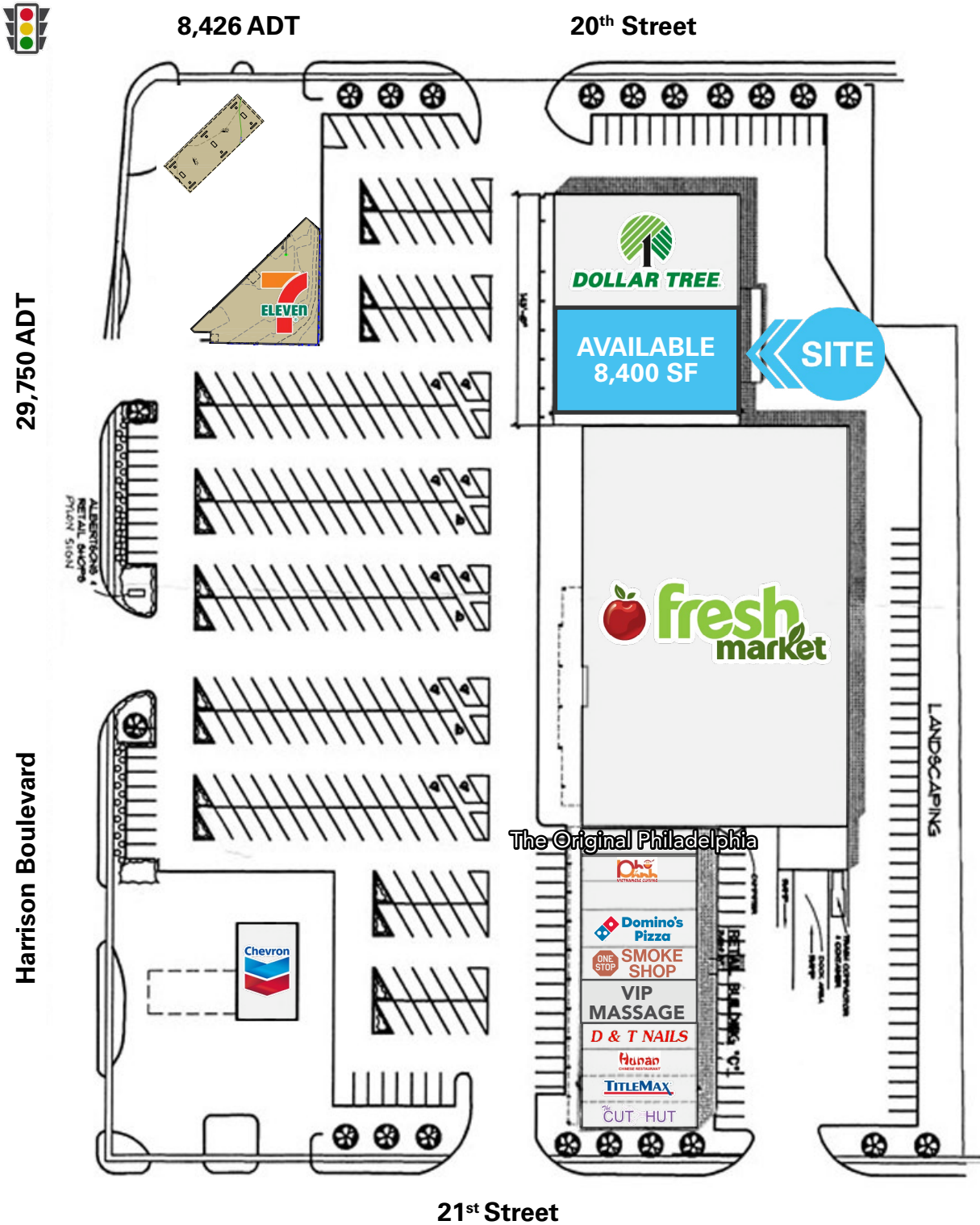
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SITE PLAN



CANYON PLAZA



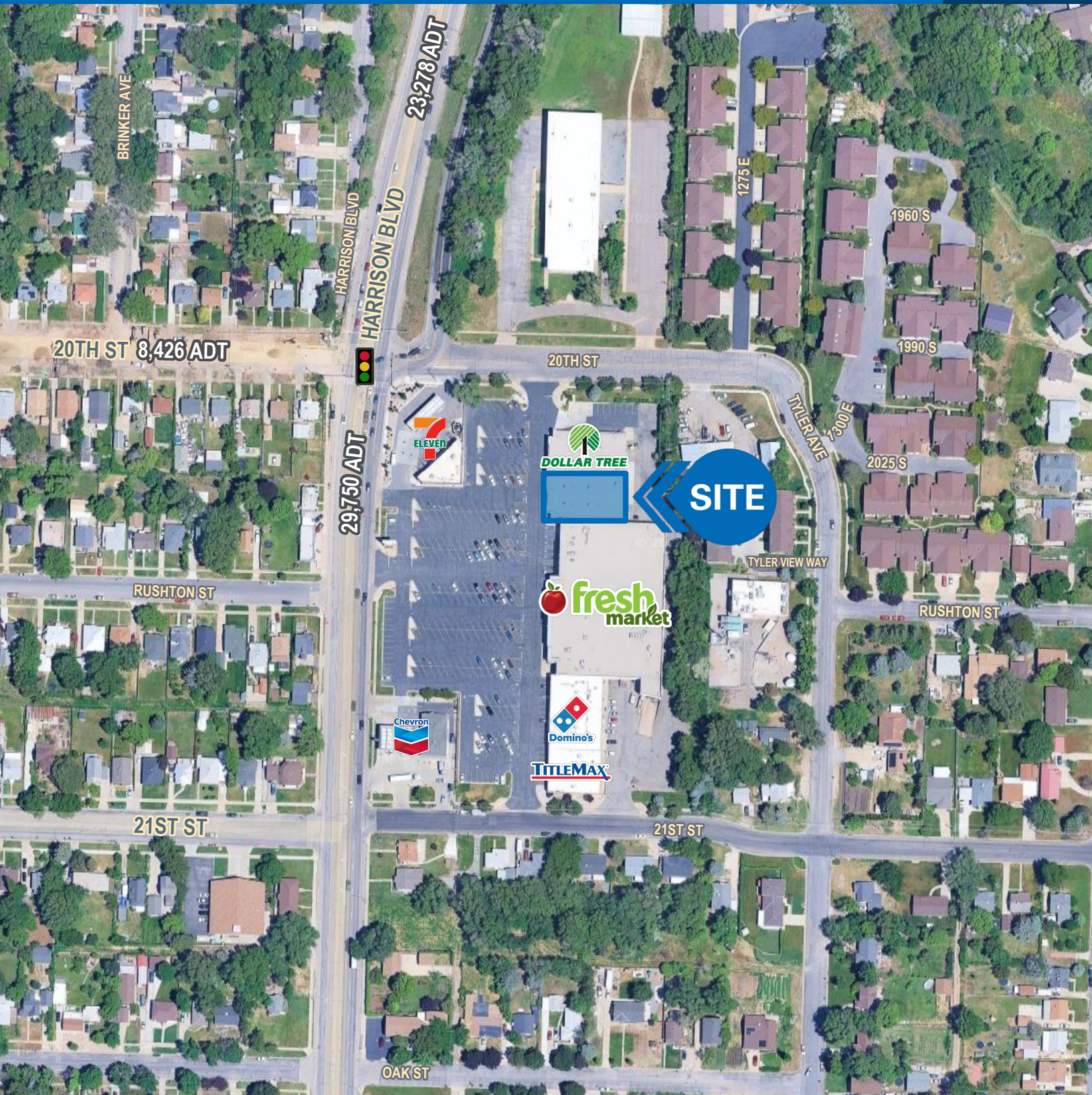
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HARRISON BOULEVARD

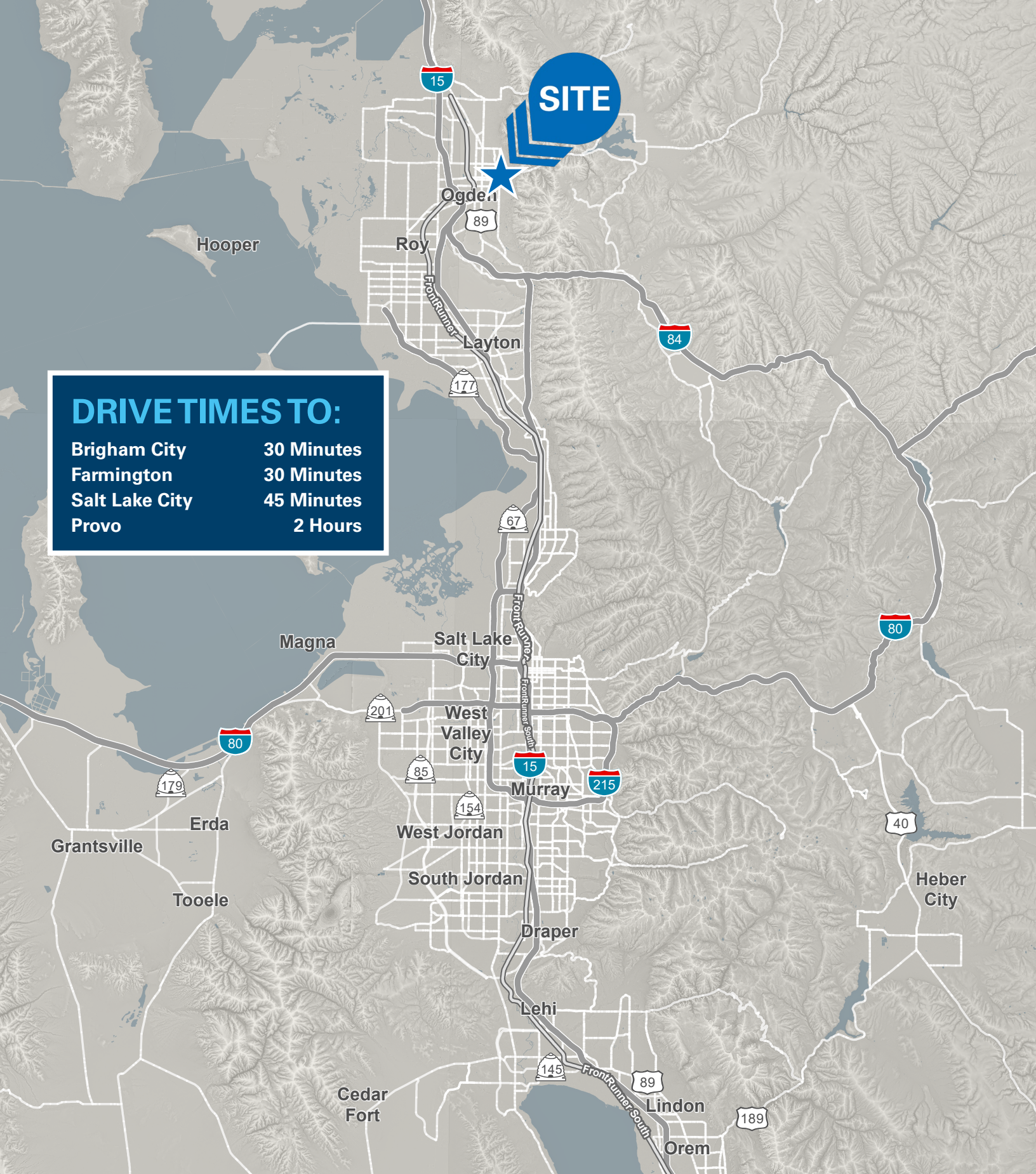


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DRIVE TIMES TO:

Brigham City	30 Minutes
Farmington	30 Minutes
Salt Lake City	45 Minutes
Provo	2 Hours



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