

INVESTMENT OPPORTUNITY

19,438 SF OF FLEX SPACE  
15 UNITS



SAMUEL J BRADY ARCHITECTS

# SOUTH WEBER FLEX

OLD MAPLE ROAD • SOUTH WEBER, UT 84405



**HG MANOR**<sup>TM</sup>  
REAL ESTATE GROUP

## INVESTMENT HIGHLIGHTS

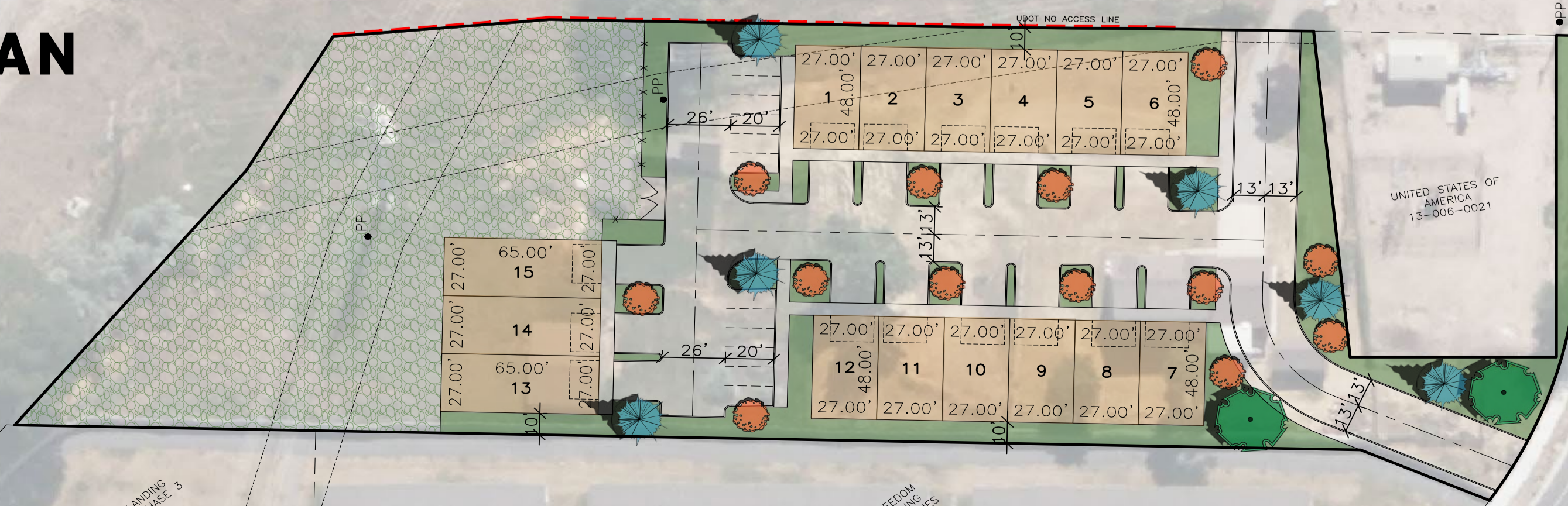
- ▶ 19,438 SF of Flex Space | 15 Units on 2.22 AC
- ▶ Easy access to I-84 (36,500 VPS) & I-15 (169,000 VPD), Downtown Ogden and Salt Lake City
- ▶ Solid Demographics · Household Income of \$119,564 in 1 mile radius. Population of 194,955 in five mile radius.
- ▶ Ogden-Clearfield MSA is ranked as one of the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020.

**CONTACT  
BROKER**  
PRICING

**19,438 SF**  
FLEX SPACE

**2.22 AC**  
LAND AREA

## SITE PLAN

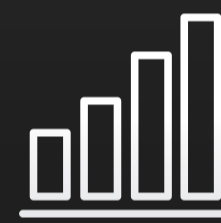




**194,955**  
5-MILE  
POPULATION



**\$119,564**  
1-MILE HOUSEHOLD  
INCOME



**6.69%**  
5-MILE PROJECTED  
GROWTH (2023-2028)



**1.2M**  
MSA  
POPULATION

**CONTACT US FOR MORE DETAILS**



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