

THE FAMILY CENTER AT OGDEN 5 POINTS

145 North Harrisville Road, Ogden, UT 84404



Location Description

Discover prime retail and medical space at Ogden's five-points intersection. Anchored by a medical industry leader, BioLife Plasma, this center offers flexible spaces ranging from 800 to 7,200 square feet, plus a .40-acre pad site with drive-thru option. Enjoy modern upgrades, exceptional visibility from Second St. and Harrisville Rd., and high traffic counts of +/- 45,000 cars per day. Located in Ogden's core retail corridor, near major retailers and Weber State University's Ogden Campus. For leasing inquiries and tours, contact us today.

Offering Summary

Lease Rate:	Negotiable
Available SF:	800 - 9,500 SF
Building Size:	161,795 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,566	25,896	48,126
Total Population	14,717	69,567	130,688
Average HH Income	\$59,541	\$63,320	\$70,800

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Building Name	The Family Center at Ogden 5 Points
Property Type	Retail - Medical - Restaurant
Property Subtype	Strip Center
Building Size	161,795 SF
Lot Size	-

Discover unparalleled opportunity at the heart of Ogden's vibrant retail landscape. Situated at the prestigious five-points intersection, this retail and medical center offers a dynamic environment for businesses to thrive.

Key Highlights:

Premier Location: Strategically positioned at a well-known five-points intersection, this center enjoys maximum exposure and accessibility. It is nestled in one of Ogden's core retail corridors, adjacent to major retailers such as Lowe's and Walmart, and in close proximity to Weber State University's Ogden Campus.

Anchored by Industry Leaders: The center is anchored by BioLife Plasma, an esteemed names in the medical and pharmaceutical fields. Other nationally recognized tenants include Dollar Tree, Harbor Freight Tools, and Key Bank, adding to the center's prestige and appeal.

Versatile Spaces: With retail spaces ranging from 800 to 7,200 square feet and a pad site of .40 acres (with drive-thru option) available, businesses have the flexibility to tailor their space to suit their unique needs and vision.

Modern Upgrades: Recent enhancements include a new tri-sided monument sign and distinctive upgrades to the facade, landscaping, and parking lot, ensuring a modern and inviting environment for both tenants and customers.

- **Exceptional Visibility and Traffic:** Enjoy unparalleled visibility from both Second St. and Harrisville Rd., with traffic counts averaging +/- 45,000 cars per day, ensuring a steady flow of potential customers.

Don't miss out on this rare opportunity to join a thriving retail and



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RETAIL - MEDICAL - RESTAURANT PROPERTY FOR LEASE

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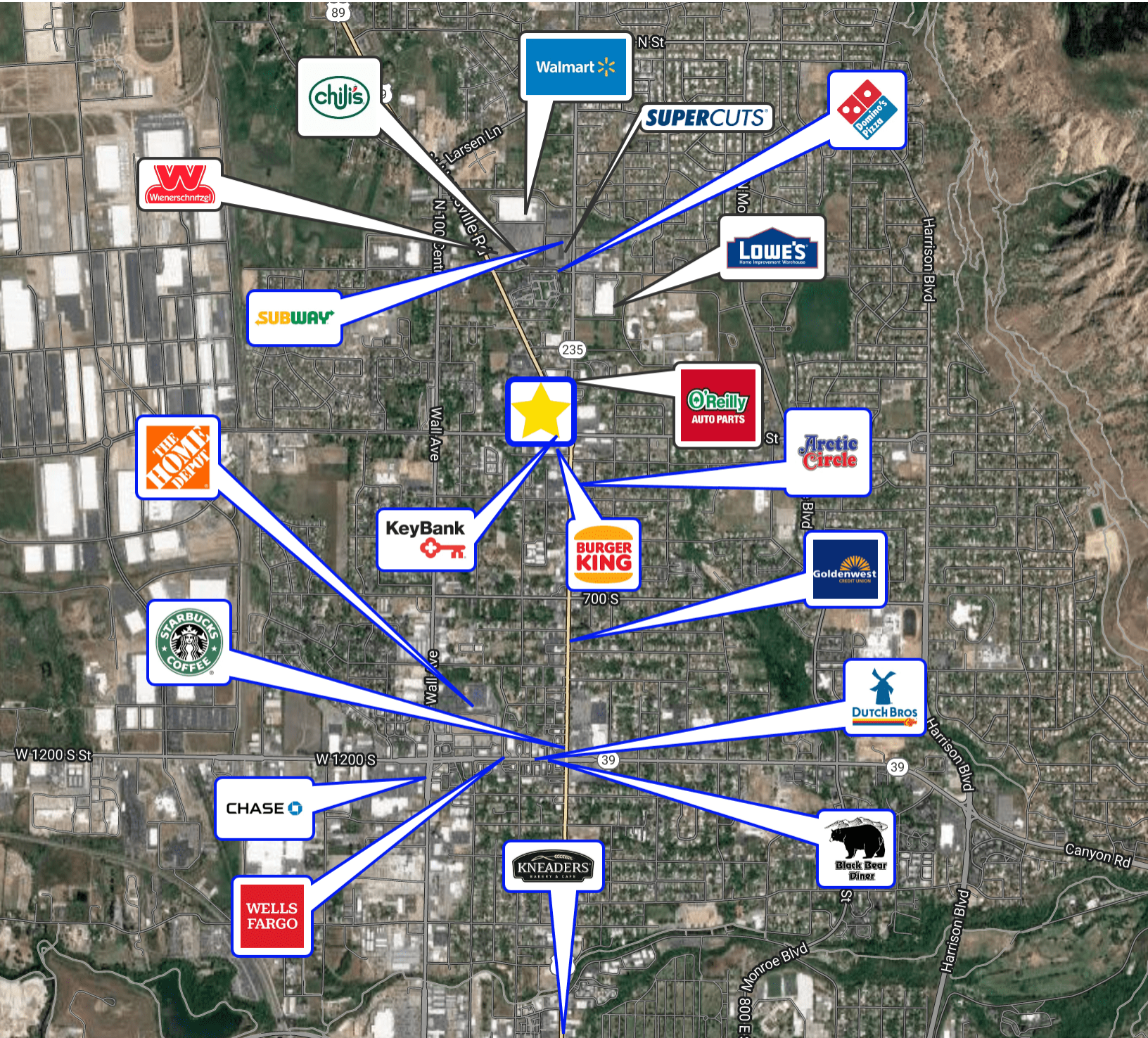
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