

INVESTMENT OPPORTUNITY

19,438 SF OF FLEX SPACE
15 UNITS



SAMUEL J BRADY ARCHITECTS

SOUTH WEBER FLEX

OLD MAPLE ROAD · SOUTH WEBER, UT 84405

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.



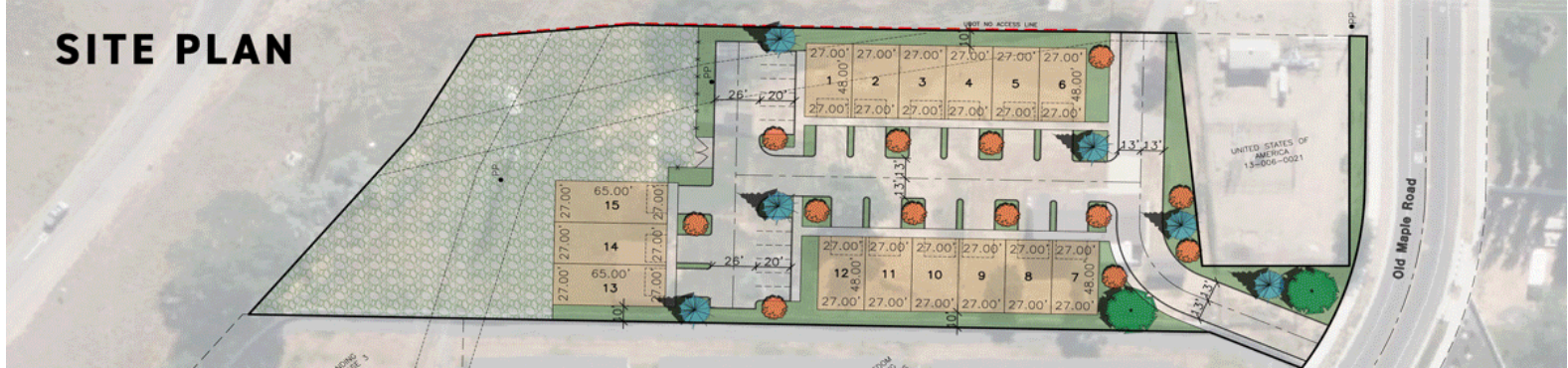
HG MANOR™
REAL ESTATE GROUP

**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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