



**CUSHMAN &
WAKEFIELD**

RETAIL/OFFICE SPACE FOR LEASE

**SW Corner Harrison Blvd.
& 5600 South**
South Ogden, Utah

HINCKLEY COMMONS



Distinctively Unique

Property Highlights

- Size: 1,321 SF - 5,200 SF
- Financing available for tenant improvements
- Lease Rate: \$20.00 PSF/NNN
- Vanilla shell finish on new construction
- Anchored by new Zion's Bank and Autozone
- Located close to Weber State University and McKay Dee Hospital - adjacent to Fresh Market center
- Grease trap and fire riser in place for restaurant tenant



April Hartzell
Office Manager
+1 801 784 5319
april.hartzell@cushwake.com

Julie Brown
Associate
+1 801 784 5317
julie.brown@cushwake.com

372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
cushmanwakefield.com



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THIS NEW DEVELOPMENT INCLUDES:

- New design and color
- Unique Landscape with Water Features
- High Average Household Income: \$99,312
- Harrison Blvd. Avg. Daily Traffic: 34,000
- Hwy 89 Avg. Daily Traffic: 43,000

SITE

Demographics

	1 Mile	2 Mile	3 Mile
Population			
2019 Estimated Population	11,532	53,043	129,785
2024 Projected Population	12,069	55,810	137,315
Households			
2019 Estimated Households	4,418	18,699	45,976
2024 Projected Households	4,625	19,653	48,655
2019 Est. Median HH Income	\$76,552	\$66,973	\$57,873
2019 Est. Average HH Income	\$99,312	\$87,152	\$75,465
2019 Est. Per Capita HH Income	\$37,747	\$30,777	\$26,749



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