

# LAYTON RETAIL CENTER

547-589 N Main St Layton, UT 84041



Investment Realty  
ADVISORS

**ALLISON LARSEN**

Vice President of Commercial Leasing  
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**ELLIOT ABEL**

Associate Broker  
435.485.7070  
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*Up to 5,525 sf of Retail Space*

PROPERTY SUMMARY



**PROPERTY DESCRIPTION**

Great retail space on Main Street in Layton with Average Daily Traffic of 25,000.

Ample Parking (131 Stalls), Anchored by Weight Watchers, Summerhays Music, and OPPA!, Shadow Anchored by Home Depot.

It's Perfect Retail Spot, High Visibility. Located in a high-visibility area on Main Street in Layton, this 5,525 square foot retail unit offers an ideal setting for a wide range of businesses. The versatile space has a large storefront area and six additional rooms suitable for training, offices, or workspace. Interior walls can be opened to create an expanded, open layout to fit a variety of business needs. With its open layout and strong foot and vehicle traffic, this location is perfect for attracting customers and growing your business.

**OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	5,525 SF
Lot Size:	1.9 Acres
Building Size:	27,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,929	25,040	46,764
Total Population	8,649	74,307	150,570
Average HH Income	\$59,383	\$66,095	\$72,963

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 411 W 7200 S, Suite 201, Midvale, UT 84047

ADDITIONAL PHOTOS



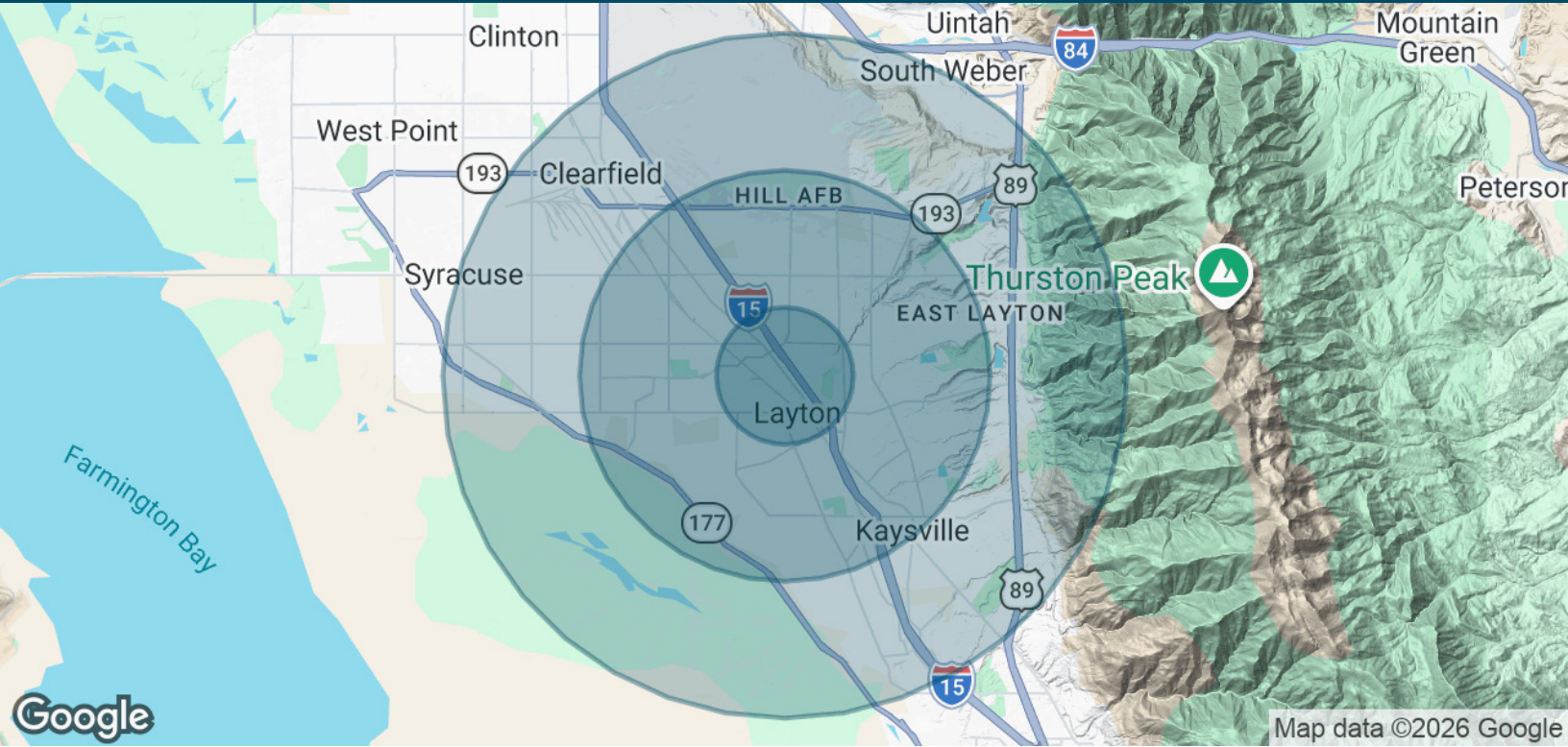
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# DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,649	74,307	150,570
Average Age	29.3	27.7	27.6
Average Age (Male)	28.2	27.2	27.0
Average Age (Female)	30.6	28.1	28.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,929	25,040	46,764
# of Persons per HH	3.0	3.0	3.2
Average HH Income	\$59,383	\$66,095	\$72,963
Average House Value	\$177,481	\$184,444	\$203,380

2020 American Community Survey (ACS)

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# PROPERTY DESCRIPTION



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- Square Feet: 5,525
- Base Rent: \$7,827.00/Month (\$17.00 sf/yr)
- CAM Charge: \$1,610.00/Month (\$3.50 sf/yr)
- Total Rent Charges: \$9,437.00/Month
- Rooms: 7
- Floor: 1st
- Wi-fi: Not Included in Price
- Deposit: \$9,437.00 - Depending on application strength
- Available For Occupancy March 15th

Lease Term 3 - 5 year lease minimum

CAM Includes Trash, Water, Sewer, Garbage (not to be confused with janitorial)

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