

Price Reduced!

For Sale



1075 S. 500 W.
Bountiful, UT 84010

Asking Price:

~~\$1,825,000~~

\$1,670,000

10,226 SF
Available

Colliers



Property Highlights

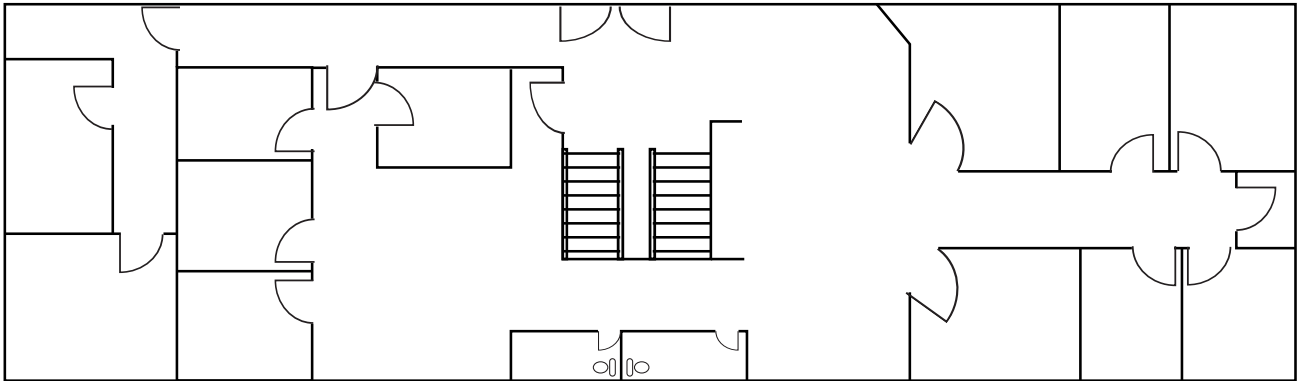
- 10,226 SF including finished basement
- Built 1970, Renovated 2016
- Adequate cross easement parking
- HOA Project
- Close proximity to I-15 freeway and numerous area amenities



Floor Plans

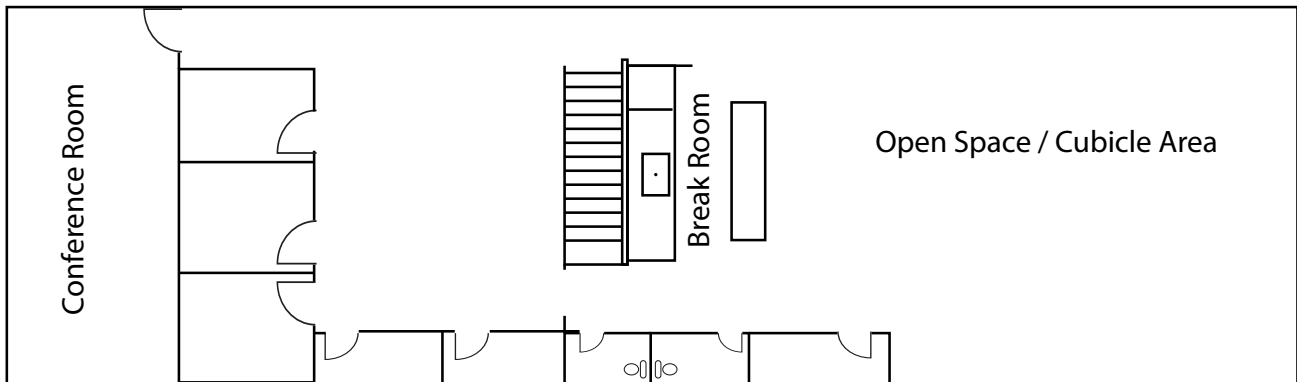
1st Floor

3,585 SF



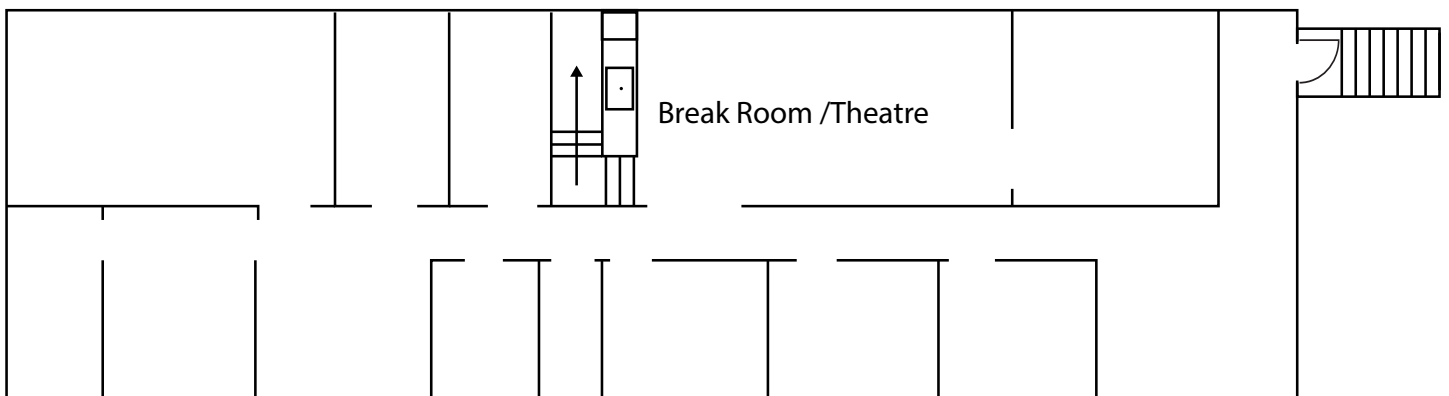
2nd Floor

3,585 SF



Basement

3,056 SF



Key Area Features within a 2-Mile Radius

Population

49,646



Daytime Pop.

53,087



Businesses

1,726



Retail Amenities

253



Restaurants

109



High Schools

2



Hospital

1



LAKEVIEW
HOSPITAL

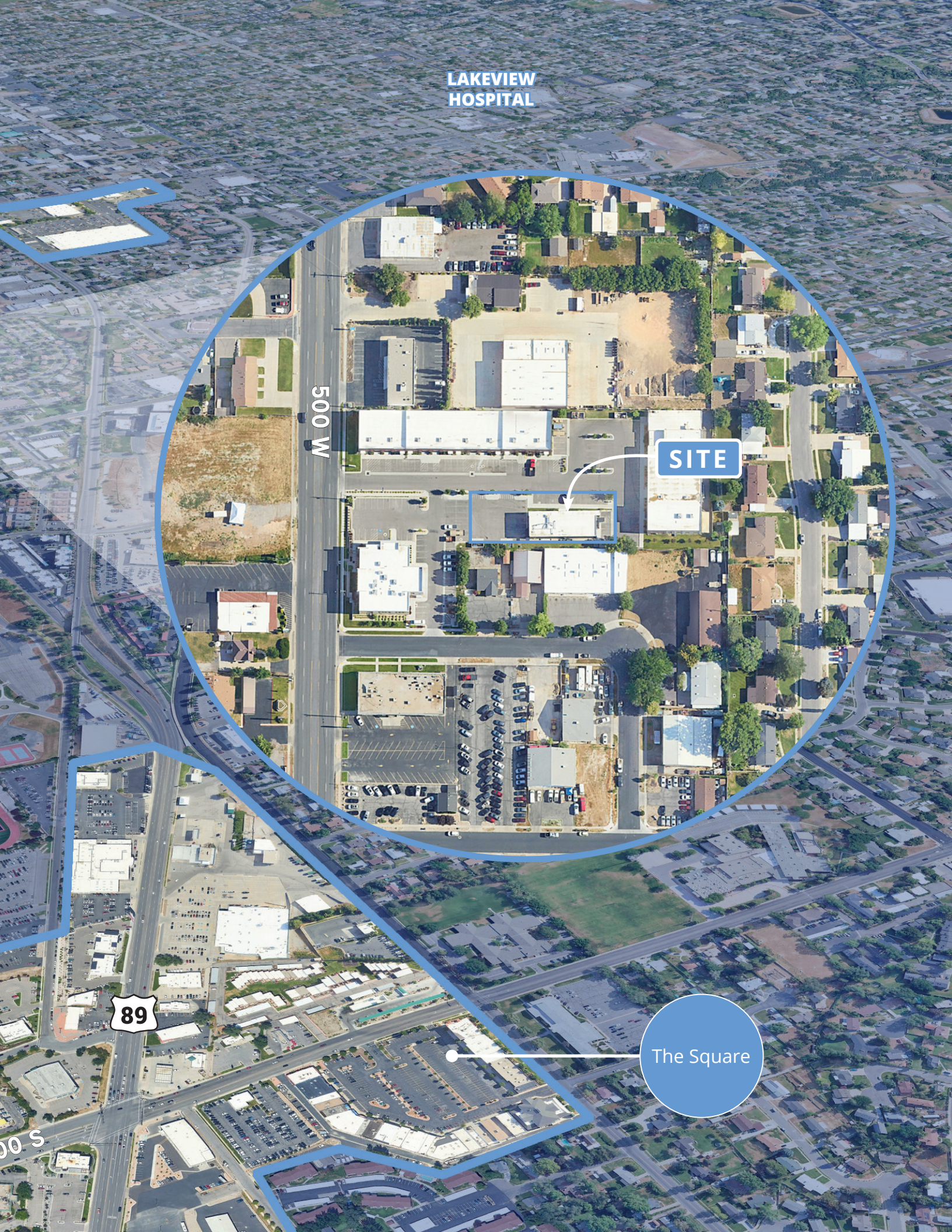
500 W

SITE

89

The Square

00 S





Area Overview

Davis County

Davis County boasts the third-largest populated county in the state. It is home to Hill Air Force Base, one of the state's largest employers, along with many other high-profile aerospace and defense businesses. The aerospace and defense industry is one of the county's largest sectors. Davis County is also strong in healthcare and manufacturing.

Davis County is supported by a top-ranked K-12 school system and higher education institutions including Davis Technical College, Weber State University Davis Campus and Utah State University Kaysville, resulting in a young, highly educated workforce and the fourth-largest unemployment rate in the state in 2022.

The county offers numerous recreational options and close to world-class ski resorts. It is the home to the state's only amusement park, Lagoon, and sees over one million people visiting Antelope Island State Park. It is an affordable and safe place to live and has a well-connected transportation infrastructure with three highways, major rail corridors and quick access to Downtown Salt Lake City and Salt Lake City International Airport.

Demographics

Population



1 Mile	13,003
2 Miles	49,646
3 Miles	86,297

2029 Projected Population



1 Mile	13,286
2 Miles	50,634
3 Miles	88,329

Daytime Population



1 Mile	19,223
2 Miles	53,087
3 Miles	88,589

Median Household Income



1 Mile	\$82,036
2 Miles	\$98,653
3 Miles	\$105,439

Average Household Income



1 Mile	\$99,842
2 Miles	\$120,233
3 Miles	\$134,576

Avg Households



1 Mile	4,974
2 Miles	16,992
3 Miles	28,886

Owner Occupied Homes

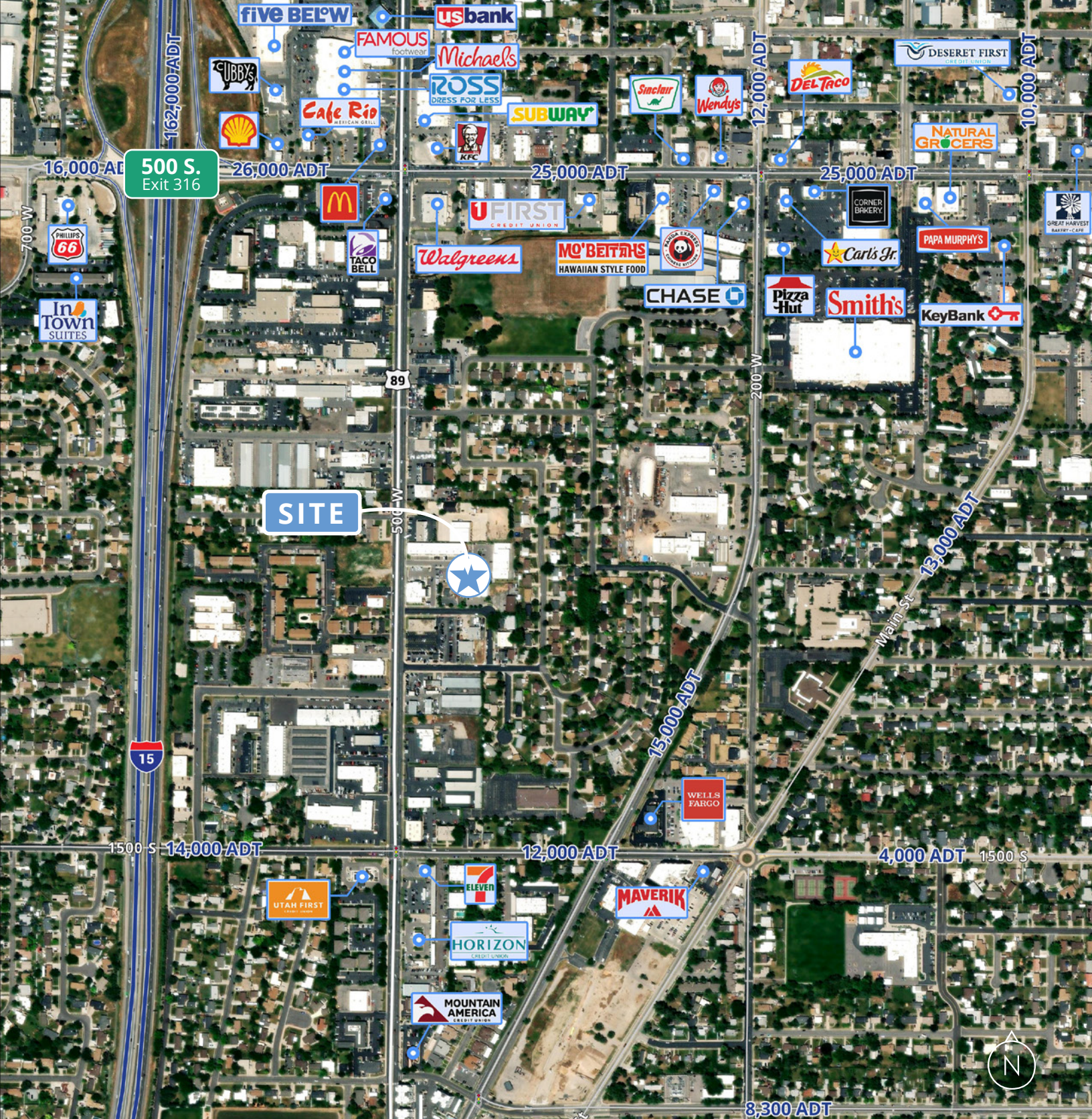


1 Mile	57.1%
2 Miles	69.1%
3 Miles	71.9%

Median Age



1 Mile	32.6
2 Miles	33.8
3 Miles	33.9



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