

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

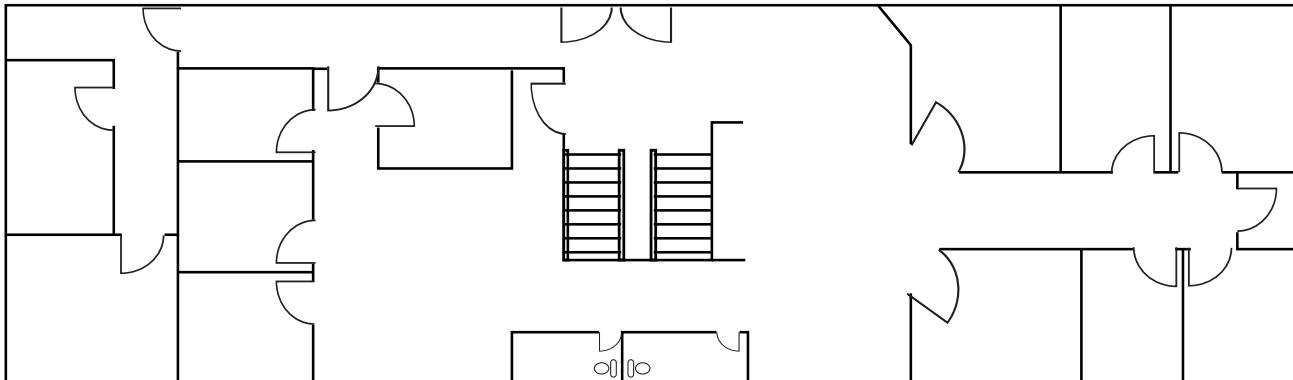
- 10,226 SF including finished basement
- Built 1970, Renovated 2016
- Adequate cross easement parking
- HOA Project
- Close proximity to I-15 freeway and numerous area amenities



Floor Plans

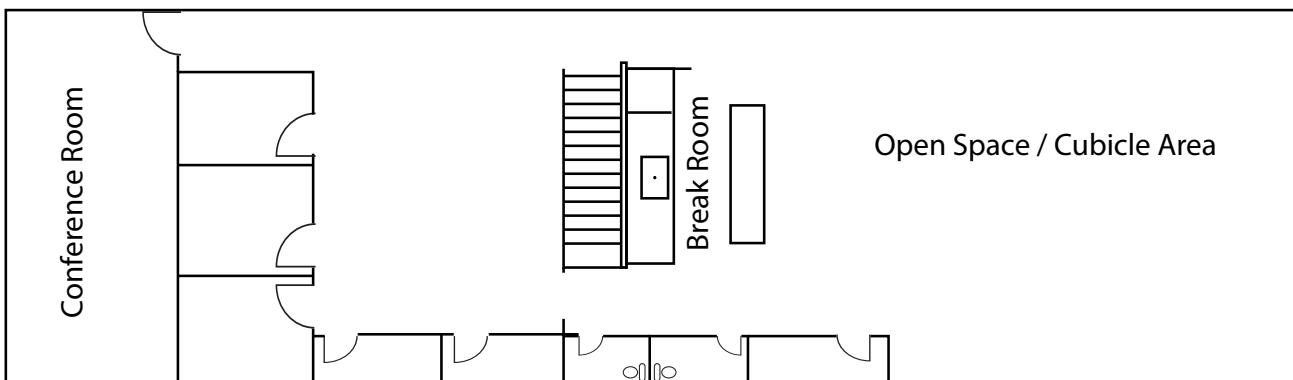
1st Floor

3,585 SF



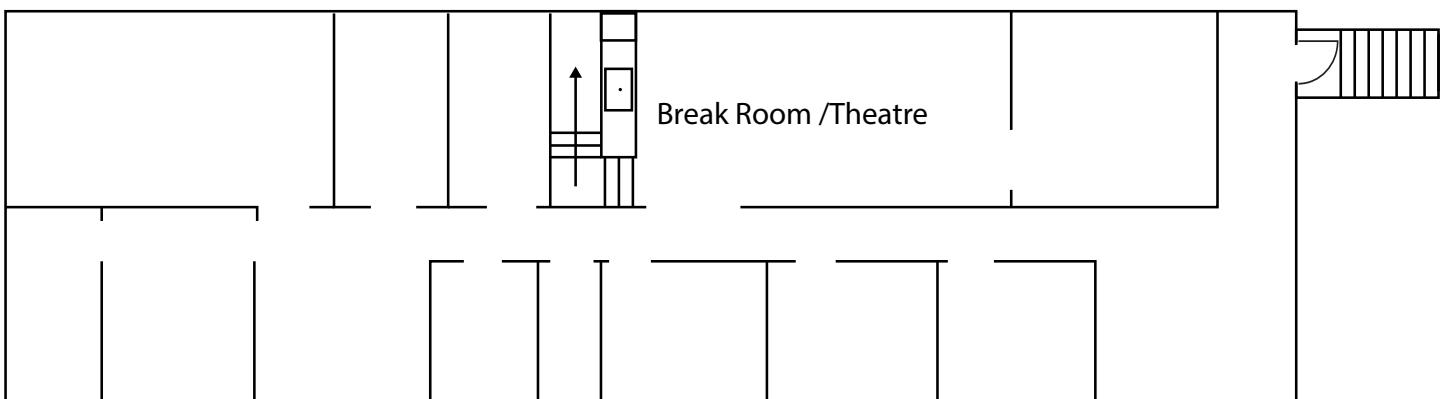
2nd Floor

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

500 S



Davis County

Area Overview

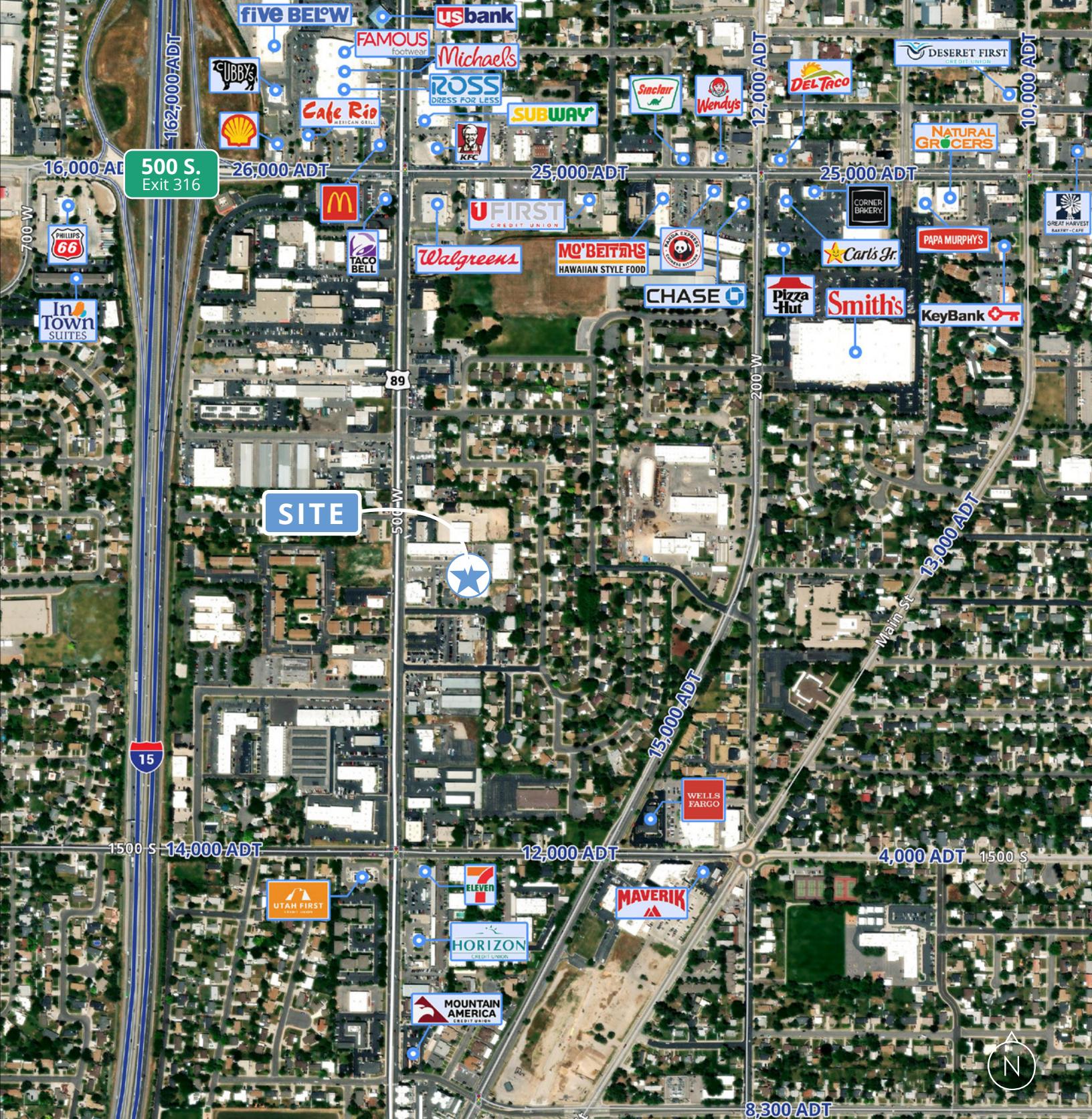
Davis County boasts the third-largest populated county in the state. It is home to Hill Air Force Base, one of the state's largest employers, along with many other high-profile aerospace and defense businesses. The aerospace and defense industry is one of the county's largest sectors. Davis County is 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	2029 Projected Population	Daytime Population	Median Household Income
			
1 Mile 13,003	1 Mile 13,286	1 Mile 19,223	1 Mile \$82,036
2 Miles 49,646	2 Miles 50,634	2 Miles 53,087	2 Miles \$98,653
3 Miles 86,297	3 Miles 88,329	3 Miles 88,589	3 Miles \$105,439
Average Household Income	Avg Households	Owner Occupied Homes	Median Age
			
1 Mile \$99,842	1 Mile 4,974	1 Mile 57.1%	1 Mile 32.6
2 Miles \$120,233	2 Miles 16,992	2 Miles 69.1%	2 Miles 33.8
3 Miles \$134,576	3 Miles 28,886	3 Miles 71.9%	3 Miles 33.9



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