

FORT LANE SHOPPING CENTER

FOR LEASE OR BTS



PROPERTY DETAILS

SWC FORT LANE & GENTILE STREET, LAYTON, UT 84041

- Drive Thru Space Available - 2,504 SF
- Pad Available for Lease or BTS
- New Winco Shopping Center Development
- Excellent Freeway Visibility & Access
- Great Neighborhood Location
- New I-15 Interchange
- Traffic Counts:
Fort Lane: 9,423 cars/day
Gentile Street: 15,056 cars/day
I-15: 143,101 cars/day

2024 DEMOS

EST. POPULATION

1 MILE » 15,048
3 MILE » 89,442
5 MILE » 164,849

EST. HOUSEHOLDS

1 MILE » 5,343
3 MILE » 29,199
5 MILE » 53,343

EST. AVERAGE HH INCOME

1 MILE » \$109,677
3 MILE » \$127,896
5 MILE » \$130,730



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

ADAM HAWKES

ahawkes@mwcre.com
direct 801.416.1034
[View Profile](#)

JOE MILLS

jfills@legendlp.com
direct 801.930.6755
[View Profile](#)



LEGEND
PARTNERS

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
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Office 801.456.8800
www.mwcre.com

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FORT LANE SHOPPING CENTER



SITE

WELLS FARGO

Culver's

D. L. Evans Bank

CVS pharmacy

Masco's PIZZA Beans & Brews

Black Bear Diner



WinCo FOODS

Great Clips cricket

at&t

ZIONS BANK

McBETTER'S HAWAIIAN STYLE FOOD

HANDELS

7 ELEVEN

Jonny Mikes

Z Brother's Pizza

Swig

6,887 ADT
143,101 ADT

6,595 ADT
23,146 ADT
14,286 ADT

3,777 ADT
2,885 ADT

3,243 ADT
188,232 ADT
7,088 ADT

10,189 ADT

19,413 ADT HWY-126

15,056 ADT GENTILE ST

15,600 ADT

10,888 ADT

9,423 ADT FORT LN



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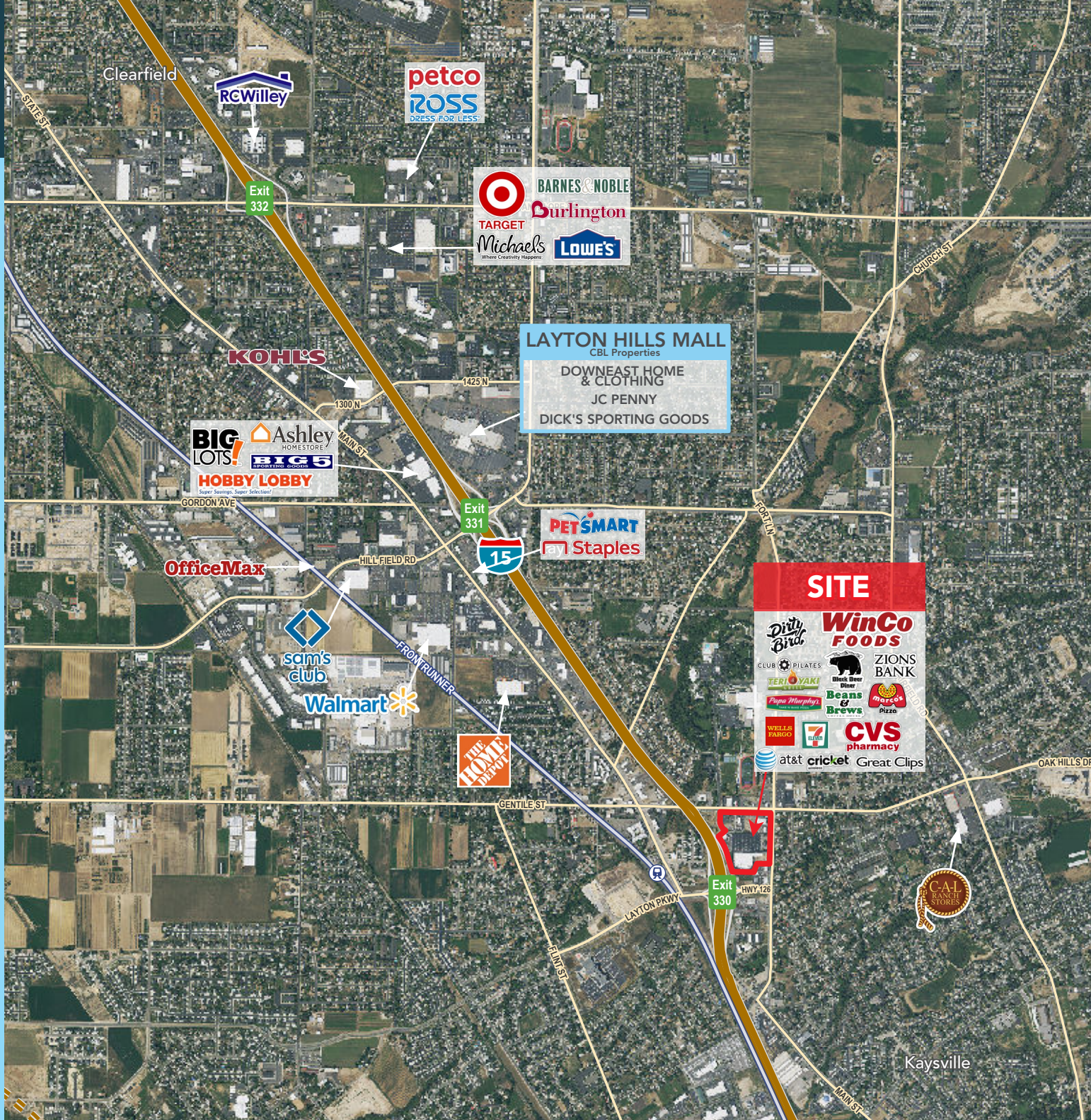


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SITE

- Dirty Bird
- WinCo FOODS
- CLUB PILATES
- ZIONS BANK
- TERIYAKI
- Beans & Brews
- CVS pharmacy
- WELLS FARGO
- 7 ELEVEN
- at&t
- cricket
- Great Clips

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