



LAYTON RETAIL CENTER

547-589 N Main St Layton, UT 84041



Investment Realty
ADVISORS

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1,550 - 14,200 SF of Retail Space

PROPERTY SUMMARY

LOCATION DESCRIPTION

Located along the highly traveled Main Street corridor in Layton, this retail center offers exceptional visibility with approximately **25,000 vehicles passing daily**. Anchored by established tenants including **Weight Watchers** and **Summerhays Music**, and shadow anchored by **Home Depot**, the property benefits from strong customer traffic, ample on-site parking, and excellent accessibility. This prime retail location provides an outstanding opportunity for businesses seeking a well-positioned space in one of Layton's busiest commercial corridors.

AVAILABLE SUITES DESCRIPTION

Three retail spaces are currently available, ranging from **1,550 SF to 14,200 SF**, providing flexible options for businesses of all sizes. The available suites accommodate a wide variety of retail, office, educational, medical, fitness, showroom, and service uses. With immediate occupancy, competitive lease rates, and adaptable floor plans, tenants can find a space that meets their operational needs in a highly visible Main Street location.



UNIT	SIZE	RATE	MONTHLY RENT
557	1,550 SF	\$15.90/SF/YR	\$2,506
587	14,200 SF	\$5.00/SF/YR	\$8,283
589	5,525 SF	\$11.00/SF/YR	\$6,675

PROPERTY HIGHLIGHTS

- Three Retail Spaces Available
- Suite Sizes from 1,550–14,200 SF
- Main Street Frontage
- ±25,000 Vehicles Per Day
- 131 On-Site Parking Stalls
- Anchored by Weight Watchers & Summerhays Music
- Shadow Anchored by Home Depot
- Flexible Layouts for Multiple Business Types
- Immediate Occupancy
- 3–5 Year Lease Terms

OFFERING SUMMARY

Lease Rate:	Starting at \$5.00/SF/YR
Lease Type:	NNN
Units Available:	3
Unit Sizes:	1,550–14,200 SF
Total Available SF:	21,275 SF
Parking:	131 Stalls
CAM:	Starting at \$2.00/SF/YR
Lease Term:	3-5 years
Available Date:	Now

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UNIT 587 PHOTOS



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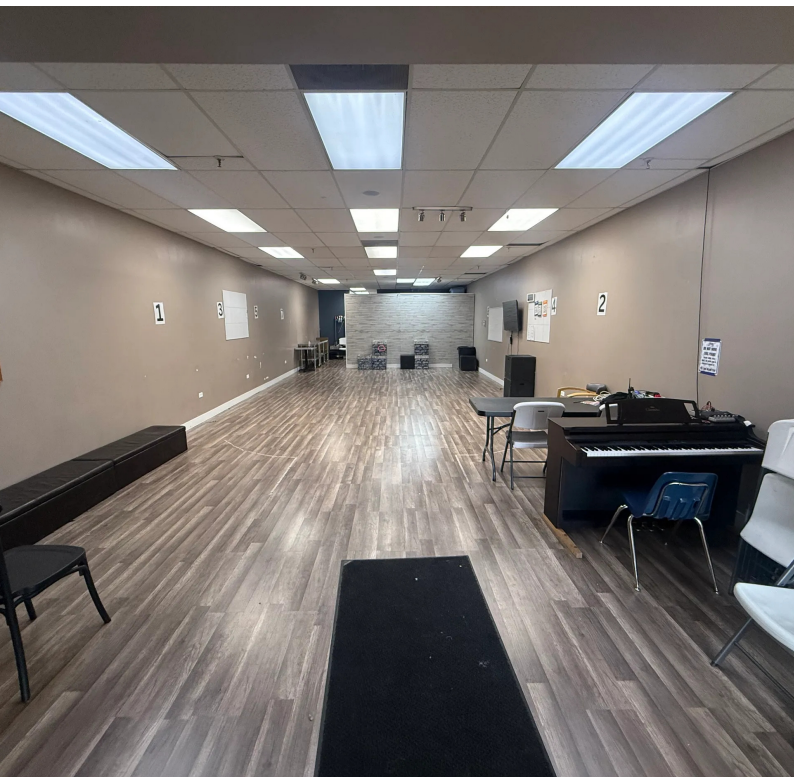
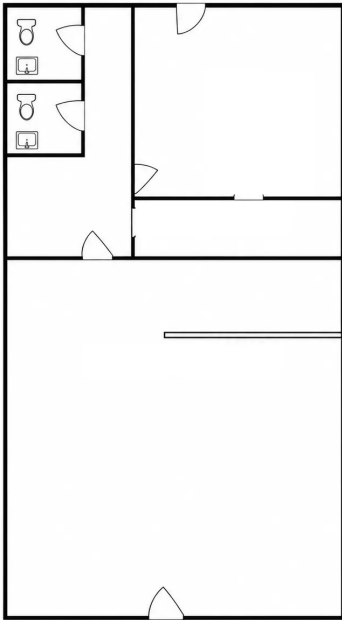
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UNIT 557 PHOTOS

557 N MAIN, LAYTON UT
FLOOR PLAN
1550 SQ FT



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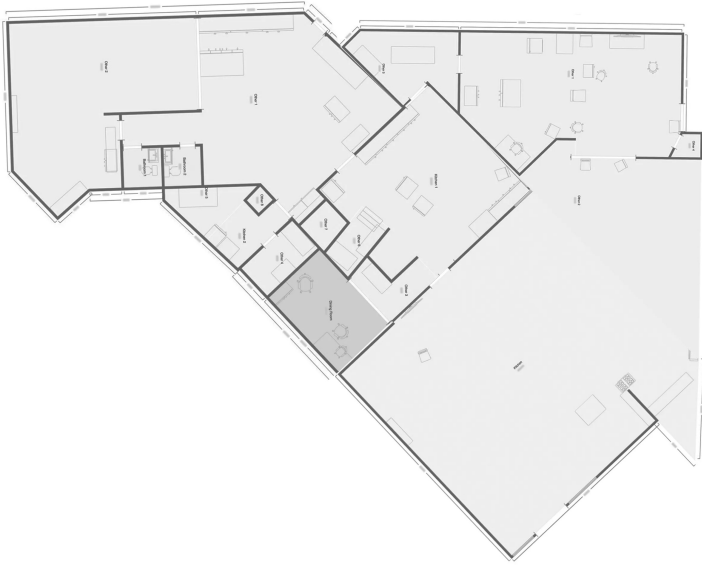
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UNIT 589 PHOTOS



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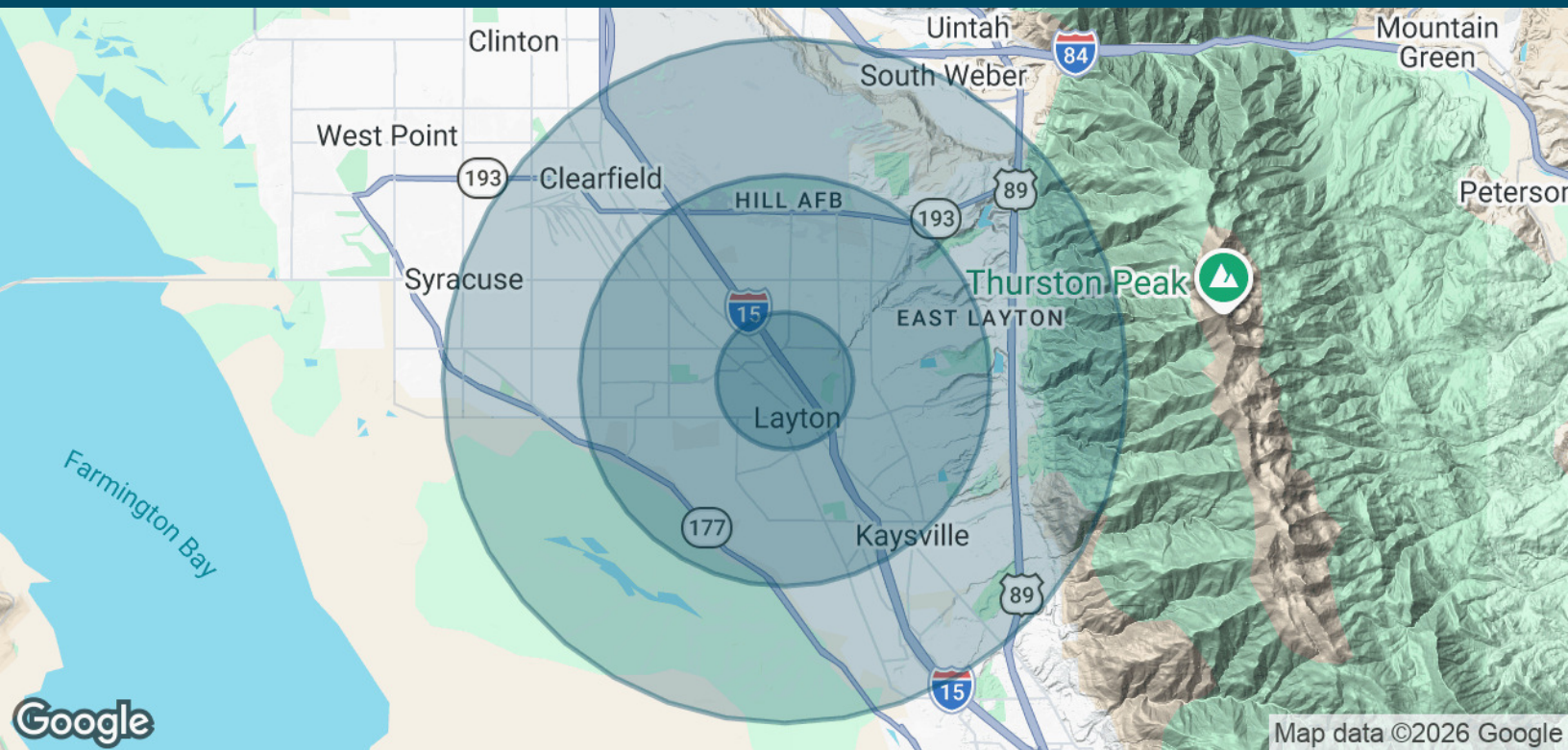
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DEMOGRAPHICS MAP & REPORT

**POPULATION**

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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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