

Industrial Land

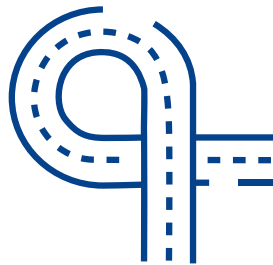
For Sale, Lease or Joint Venture

40.933652, -111.897469 | Centerville, UT

9 AC Available | Parcel 06-003-0032



Close proximity to Denver & Rio Grande Western Rail Trail



Convenient access to I-15

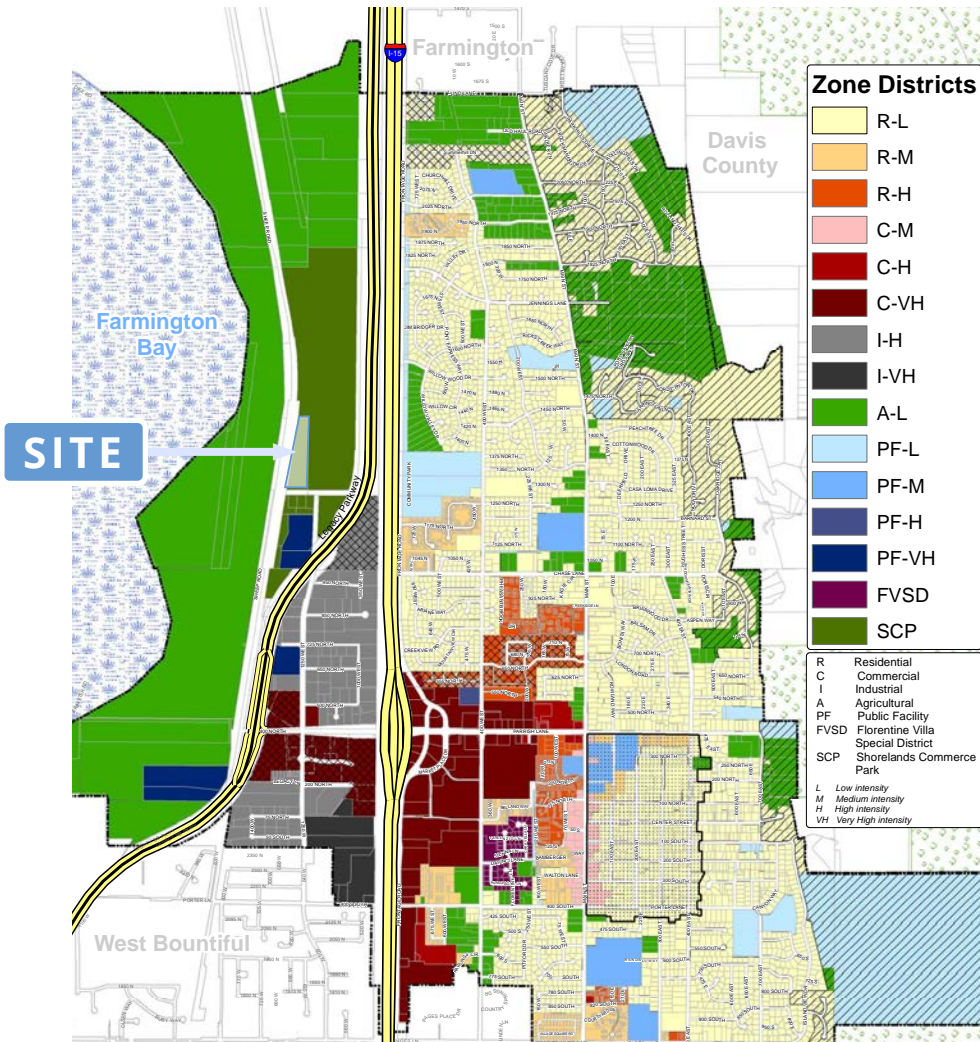


Zoning: SCP - Shorelands Commerce Park

Colliers
 6440 S. Millrock Dr., Suite 500
 Salt Lake City, UT 84121
 Main: +1 801 947 8300
 colliers.com



Centerville Zoning



Permitted Use:

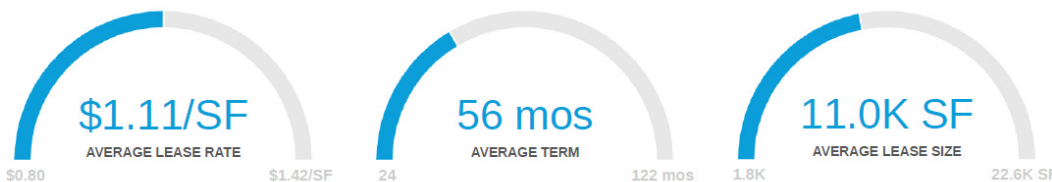
- Accessory Use;
- Construction Sales and Service;
- Cultural Service;
- Government Service;
- Laundry Service;
- Manufacturing, General;
- Manufacturing, Limited;
- Media Services;
- Medical Service;
- Office, General;
- Park;
- Personal Instruction Service;
- Post Office;
- Printing, General;
- Protective Service;
- Research Service;
- Restaurant, Eatery;
- School, Vocational;
- Utility, Minor; and
- Wholesale and Warehousing, Limited.

Conditional Use:

- Operations Center;
- Military Facility;
- Parking Garage;
- Public Utility Substation;
- Stables, Private (as an accessory use only);
- Stables, Public;
- Transportation Service;
- Wholesale and Warehousing, General; and
- Vehicle and Equipment Rental or Sale.

Average Lease Rates

11 Leases have been analyzed to create this report





Market Overview

1252-1298 W 1275 N, Centerville, Utah, 84014
3 mile radius

Household & population characteristics



\$102,625

Median household income



\$486,017

Median home value



78.8%

Owner occupied housing units



34.3

Median age



50.6%

Female population



62.9%

% Married (age 15 or older)

Annual lifestyle spending



\$2,727

Travel



\$33

Tickets to Movies



\$69

Theatre/Operas/Concerts



\$76

Admission to Sports Events



\$10

Online Gaming Services

Households & population



38,787

Current total population



39,540

5 Year total population



12,661

Current total households



13,098

5 year total households

Education

2%

No high school diploma



17%

High school graduate



34%

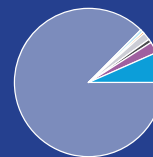
Some college



47%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



860

Total businesses



9,766

Total employees

Employment



74%

White collar



16%

Blue collar



10%

Services

1.3%

Unemployment rate

Tapestry Segmentation

The fabric of America's neighborhoods



Key facts



\$528,534

Median home value



\$113,831

Median hh income



34.6

Median age



4.6

Home value to income ratio



1,775

Households

Education



2%

No hs diploma



16%

Hs graduate



30%

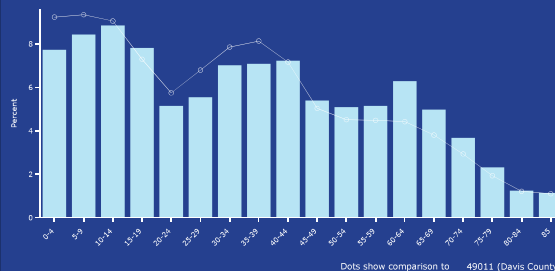
Some college



51%

Degree or higher

Age profile



Households by income

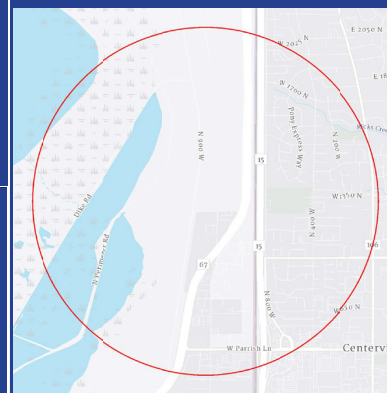
The largest group: \$100,000 - \$149,999 (31.7%)

The smallest group: <\$15,000 (2.0%)

Indicator	Value	Difference
<\$15,000	2.0%	-2.6%
\$15,000 - \$24,999	3.3%	-0.5%
\$25,000 - \$34,999	5.9%	+0.8%
\$35,000 - \$49,999	4.7%	-3.1%
\$50,000 - \$74,999	11.9%	-3.7%
\$75,000 - \$99,999	9.5%	-3.8%
\$100,000 - \$149,999	31.7%	+7.5%
\$150,000 - \$199,999	14.4%	+2.5%
\$200,000+	16.5%	+2.8%

Bars show deviation from 49011 (Davis County)

1252-1298 W 1275 N, Centerville, Utah, 84014
1 mile radius



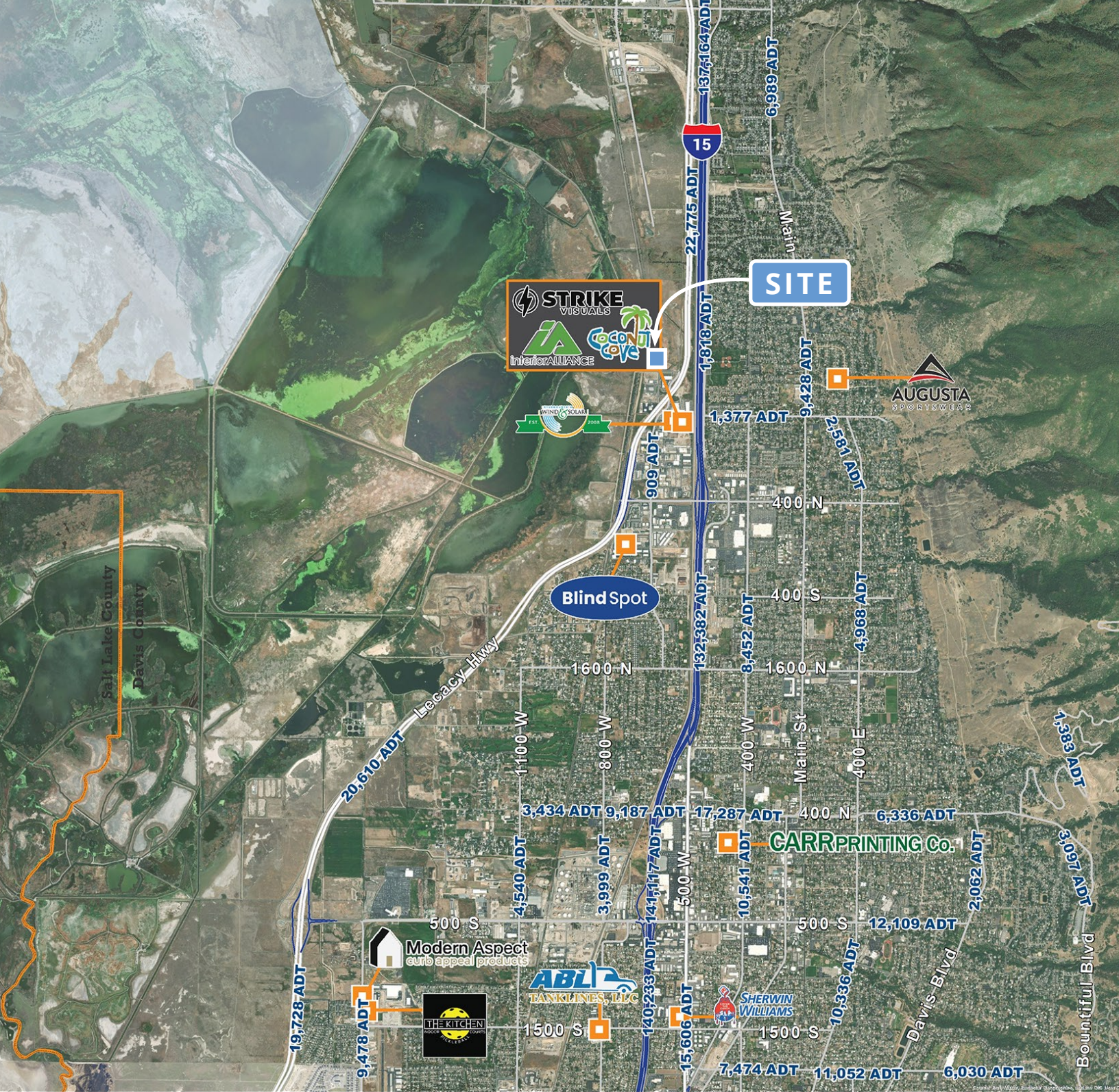
Tapestry segments

Comfortable Empty Nesters 644 households	36.3% of Households
Savvy Suburbanites 571 households	32.2% of Households
Workday Drive 560 households	31.5% of Households

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Centerville, Utah, 84014

1 mile radius





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