

# FOR SALE

840 E HWY 193  
Layton, UT 84041

2.05 +/- Acres | 9,634 SF Office Building



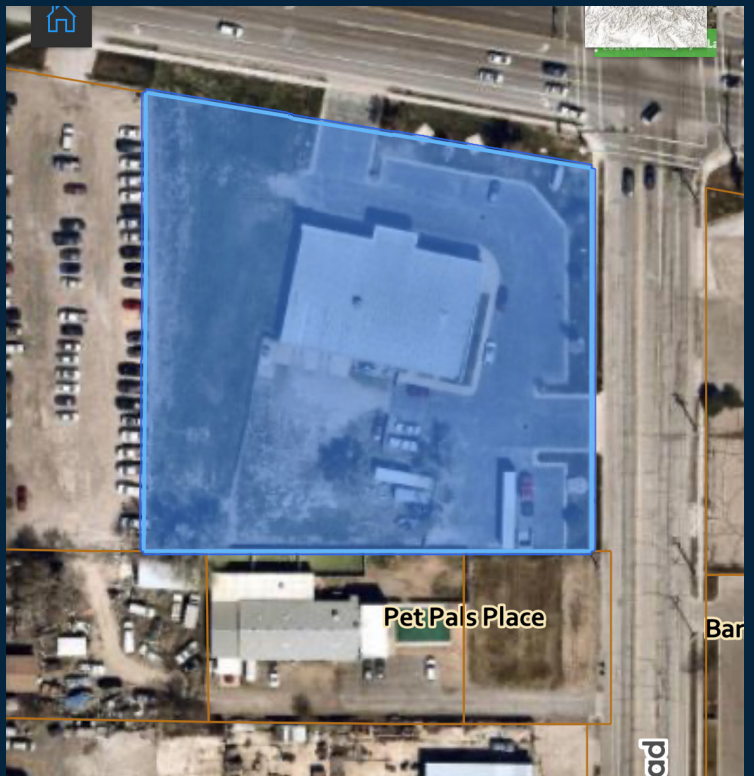
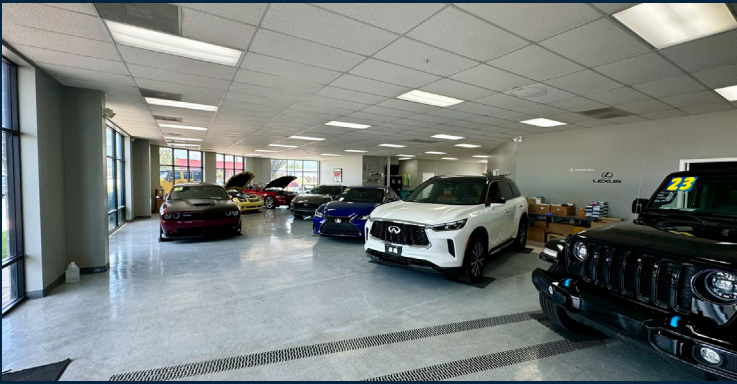
## PROPERTY HIGHLIGHTS

- 9,634 SF building, built in 1990
- 2.05 Acres
- CP-1 Zoning
- Frontage off HWY 193
- Great visibility and traffic count - approx. 31,750 AADT
- Close to Hill Air Force Base & WSU - Davis Campus
- Easy access from HWY 89 or I-15
- Three 12' overhead doors
- 15' ceiling height in shop areas; 10' ceiling height in retail areas

## DEMOGRAPHICS

Population		1 mile	3 mile	5 mile
2024		6,830	72,557	168,876
2029 Proj.		7,343	75,567	177,161
Households		1 mile	3 mile	5 mile
2024		2,105	24,865	55,428
2029 Proj.		2,295	26,236	58,956
Income		1 mile	3 mile	5 mile
2024 Avg HHI		\$133,035	\$114,530	\$122,743
2024 Med HHI		\$106,835	\$90,382	\$97,437





**JWH**  
REAL ESTATE

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