

 **FOR LEASE**

1160 W HILL FIELD RD.
Layton, UT 84041



PROPERTY HIGHLIGHTS

SUMMARY

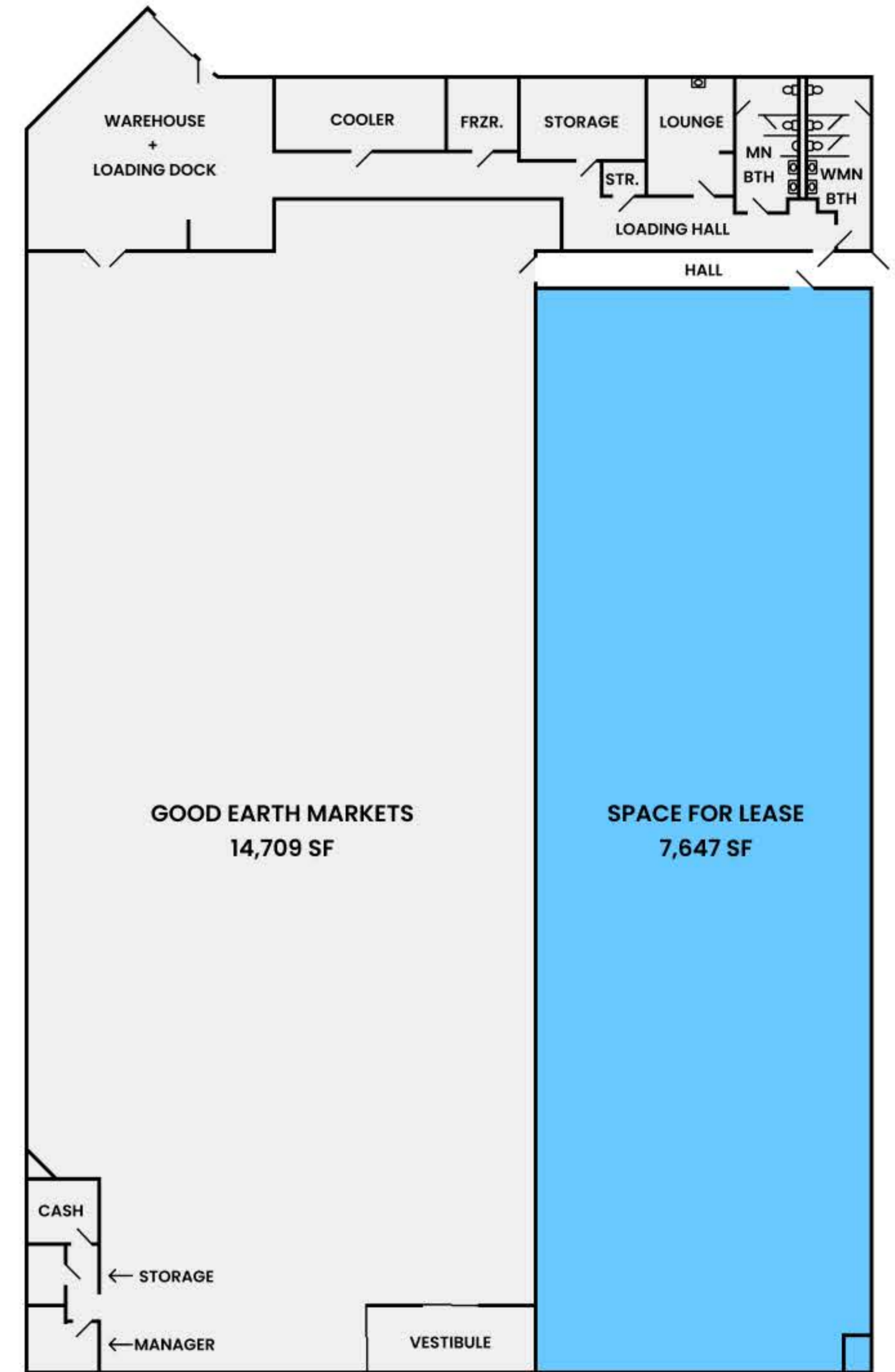
CENTRALLY LOCATED IN DAVIS COUNTY, THIS STAND-ALONE RETAIL SPACE OFFERS DIRECT STREET VISIBILITY, ABUNDANT PARKING, AND UPDATED FINISHES THROUGHOUT. PROPERTY IS RIGHT OFF THE I-15 INTERCHANGE AND SURROUNDED BY NATIONAL FOOD CHAINS AND RETAILERS INCLUDING WALMART, HOME DEPOT AND LAYTON HILLS MALL. ADJACENT TENANT IS A WELL-ESTABLISHED GROCER.

DETAILS

LEASABLE AREA	7,647 SF
LEASE RATE	\$22.00/SF
LEASE TYPE	NNN-APPROX. \$4.00/SF
TERM LENGTH	NEGOTIABLE
PARKING	80 SURFACE SPOTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
EST. TOTAL (2022)	10,562	96,625	182,494
PROJECTED (2029)	11,439	104,524	152,547
HOUSEHOLDS			
EST. TOTAL (2022)	3,618	30,316	55,304
PROJECTED (2029)	3,916	32,818	59,730
HOUSEHOLD INCOME			
MEDIAN INCOME (2022)	\$58,518	\$75,843	\$83,665
AVG. INCOME (2029)	\$69,550	\$90,255	\$99,799



W AREA MAP

