

COMMERCIAL SPACE AVAILABLE

70 S FAIRFIELD RD, LAYTON, UTAH, 84041

For Lease: \$14-\$16 PSF NNN



70 S Fairfield Rd
Layton, UT 84041

Property information

- 4 Available Units
- Units 1, 2, and 7B may be leased separate or combined.
- Unit size: 1,903 SF – 10,962 SF
- Zoning: CP-2
- Close to new LDS temple
- Family oriented tenants
- Easy access from I-15 or Highway 89
- Strong in-fill retail location

DEMOGRAPHICS 1 Mile 3 Miles 5 Miles

2021 Population

Total Population	14,298	87,356	157,664
Total Households	4,653	27,102	47,864
Median HH Income	\$79,057	\$86,058	\$86,389

2021 Employment

Total # Employees	2,593	26,761	42,294
Total # Businesses	291	2,715	4,325

*Demographics provided by Costar

Marketed by:

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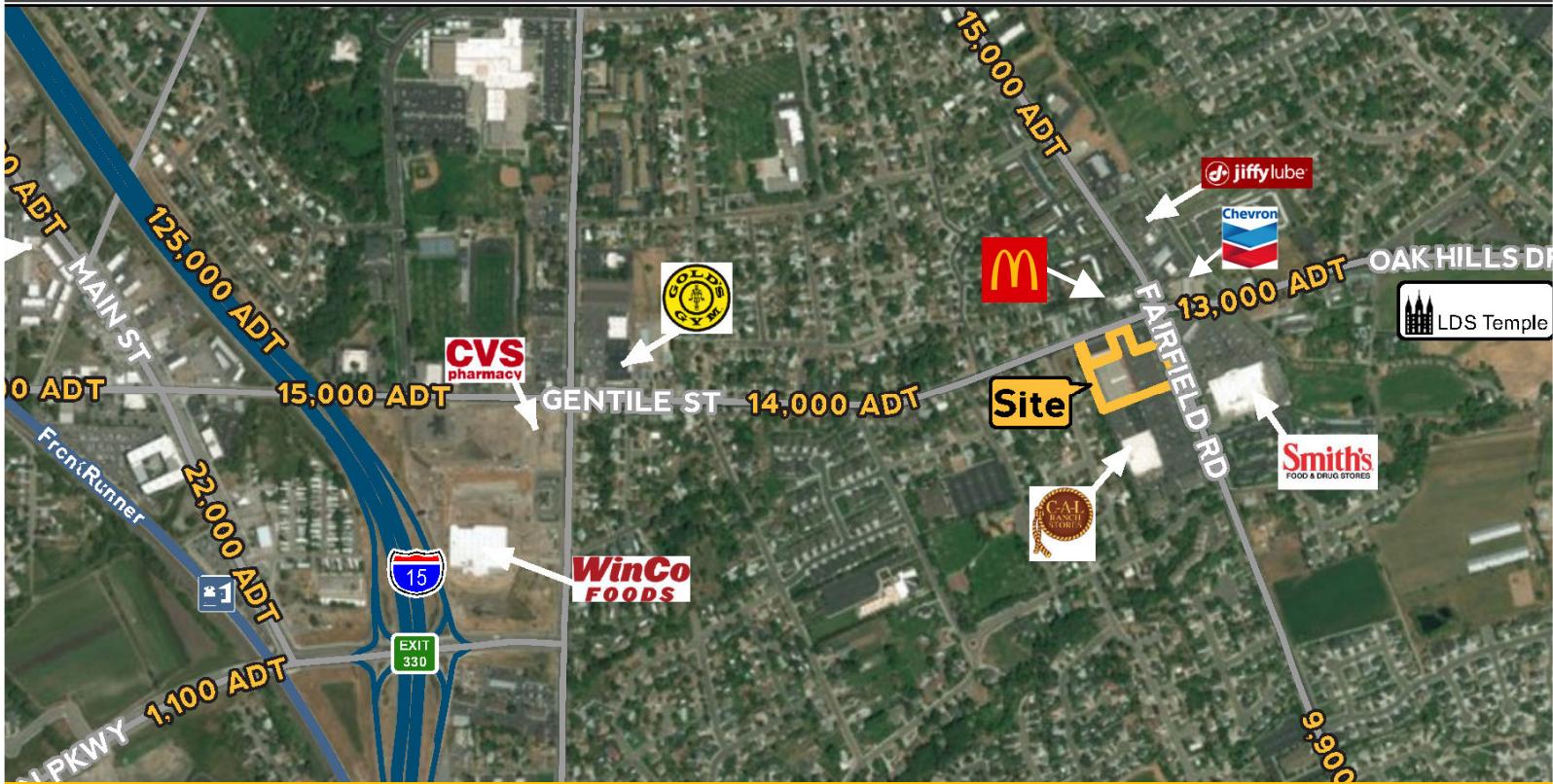


Dell Nichols
Commercial Real Estate LLC

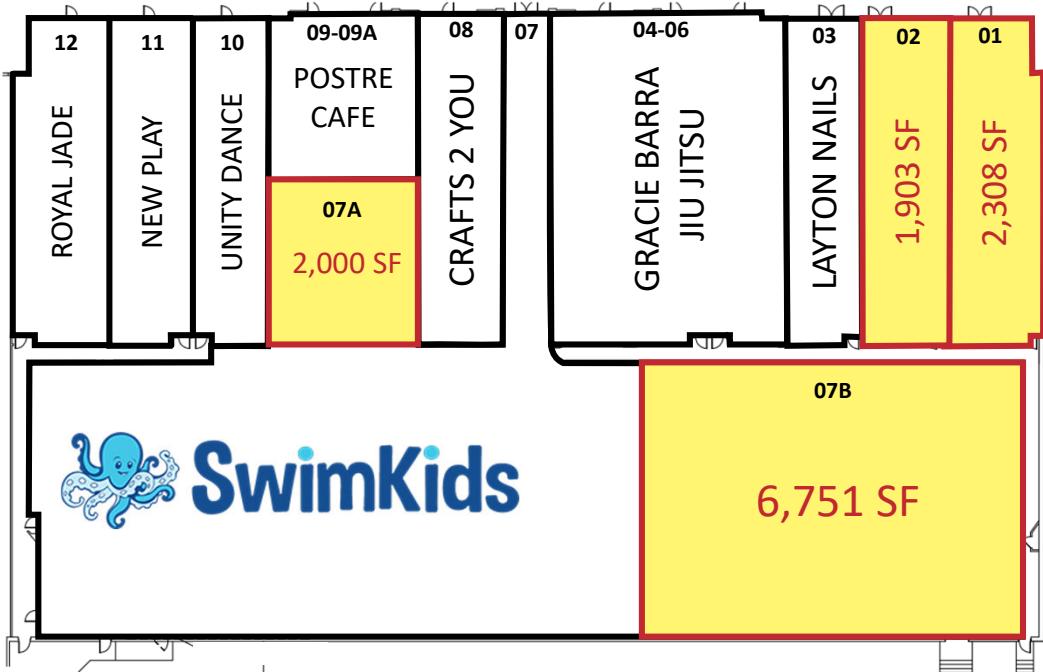
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SUITE	TENANT	LEASE RATE	SF
01	AVAILABLE	\$16.00	2,308
02	AVAILABLE	\$16.00	1,903
03	LAYTON NAILS	LEASED	1,814
04-06	GRACIE BARRA JIU JITSU	LEASED	5,710
07	SWIM KIDS	LEASED	14,231
07A	AVAILABLE	\$14.00	2,000
07B	AVAILABLE	\$14.00	6,751
08	CRAFTS 2 YOU	LEASED	2,061
09	POSTRE CAFÉ	LEASED	1,810
10	UNITY DANCE	LEASED	1,826
11	NEW PLAY	LEASED	2,569
12	ROYAL JADE	LEASED	2,308
TOTAL SF: 45,291			



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