

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

2021 Population

	1 Mile	3 Miles	5 Miles
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

	1 Mile	3 Miles	5 Miles
Total # Employees	2,593	26,761	42,294
Total # Businesses	291	2,715	4,325

*Demographics provided by Costar

Marketed by:

Jake Nichols 385.227.3420 jake@dncre.com
Joseph Nichols 801.403.9987 joseph@dncre.com
Dell Nichols, CCIM 801.502.9543 dell@dncre.com

www.dncre.com ph: 801.797.9900

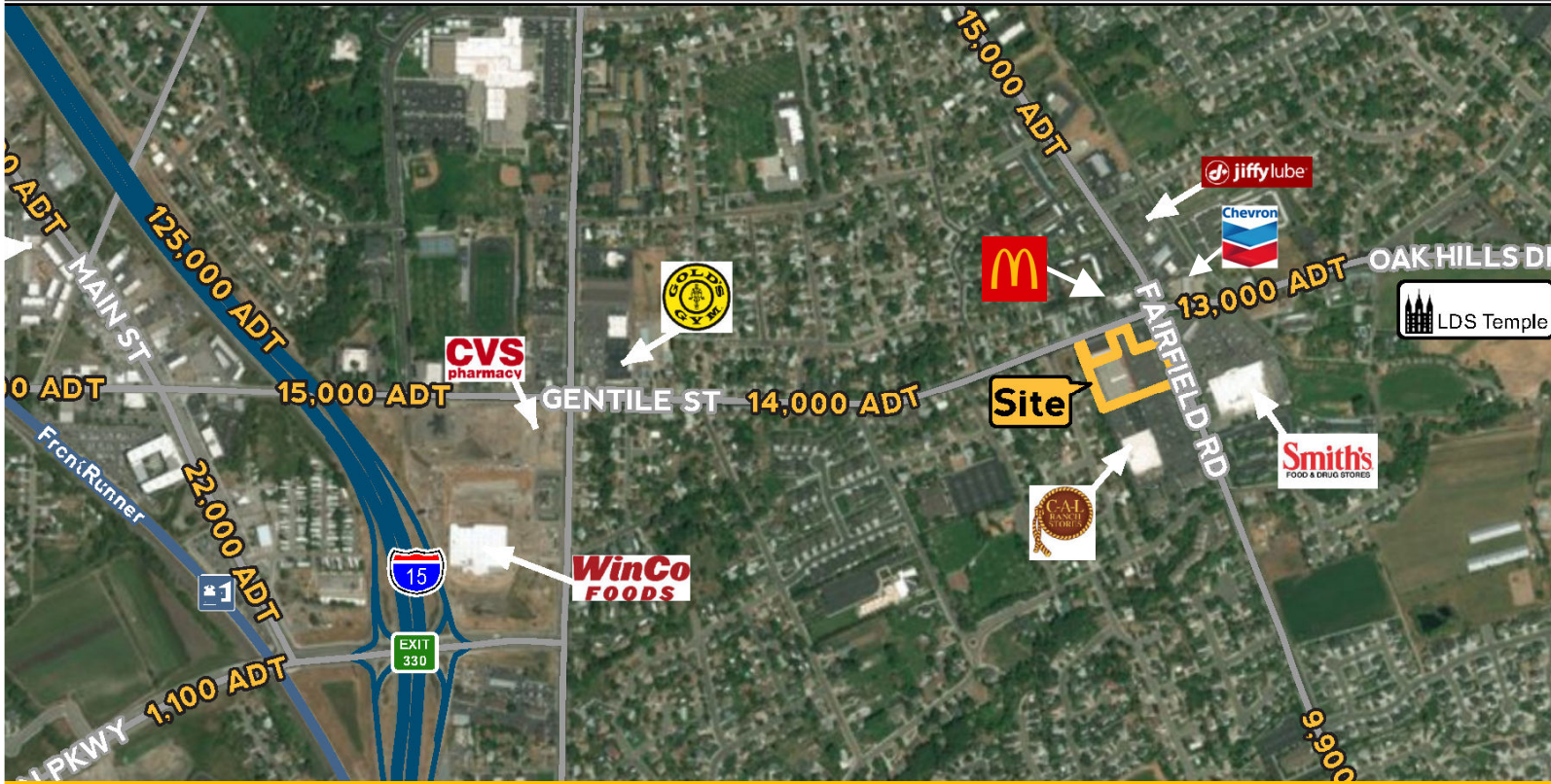


Dell Nichols
Commercial Real Estate LLC

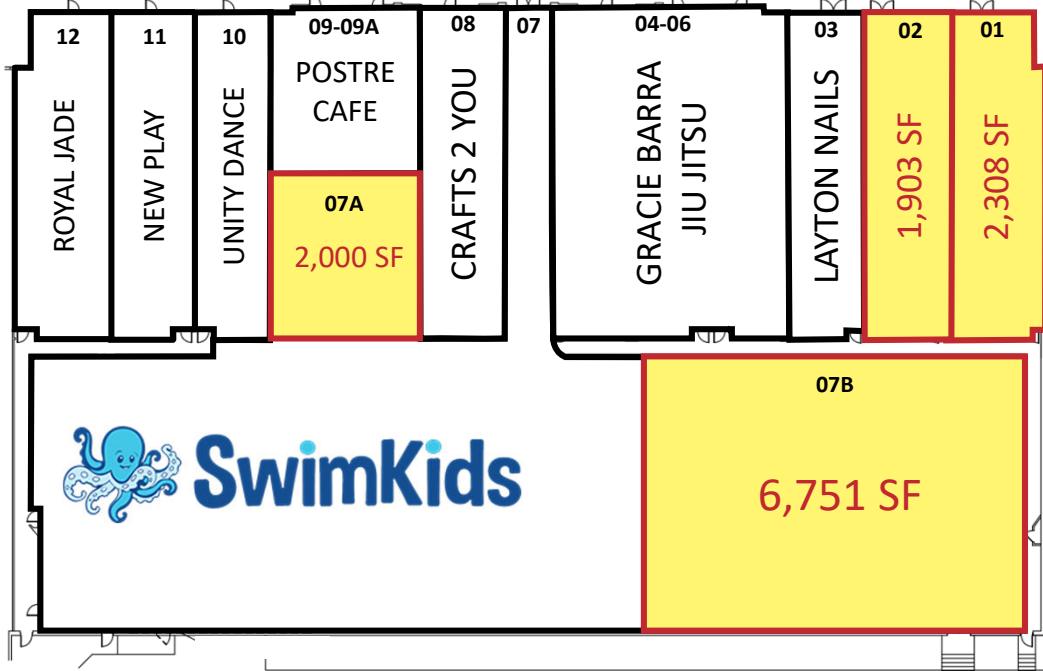
©2021, Dell Nichols Commercial Real Estate LLC. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Dell Nichols Commercial Real Estate LLC. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence.

COMMERCIAL SPACE AVAILABLE

70 S FAIRFIELD RD, LAYTON, UTAH, 84041



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			



Marketed by:

Jake Nichols 385.227.3420 jake@dncre.com
 Joseph Nichols 801.403.9987 joseph@dncre.com
 Dell Nichols, CCIM 801.502.9543 dell@dncre.com

www.dncre.com ph: 801.797.9900



Dell Nichols
 Commercial Real Estate LLC

©2021, Dell Nichols Commercial Real Estate LLC. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Dell Nichols Commercial Real Estate LLC. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence.