

KAYSVILLE SPORTSPLEX

1188 West Sportsplex Drive • Kaysville, Utah 84037



HIGHLIGHTS

- **CURRENT GYM - 40,627 SF**
(QUIETLY MARKETING - DO NOT DISTURB TENANT)
LEASE RATE: \$10 PSF NNN
- **PROPERTY HAS EXCELLENT ACCESS TO I-15, HIGHWAY 89 AND LAYTON PARKWAY**
- **LOCATED ALONG A GREAT COMMERCIAL CORRIDOR WITH MEDICAL, PROFESSIONAL AND RETAIL BUSINESSES**

40,627
SF

JOE MILLS

801.930.6755 | jmills@legendcommercial.com

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

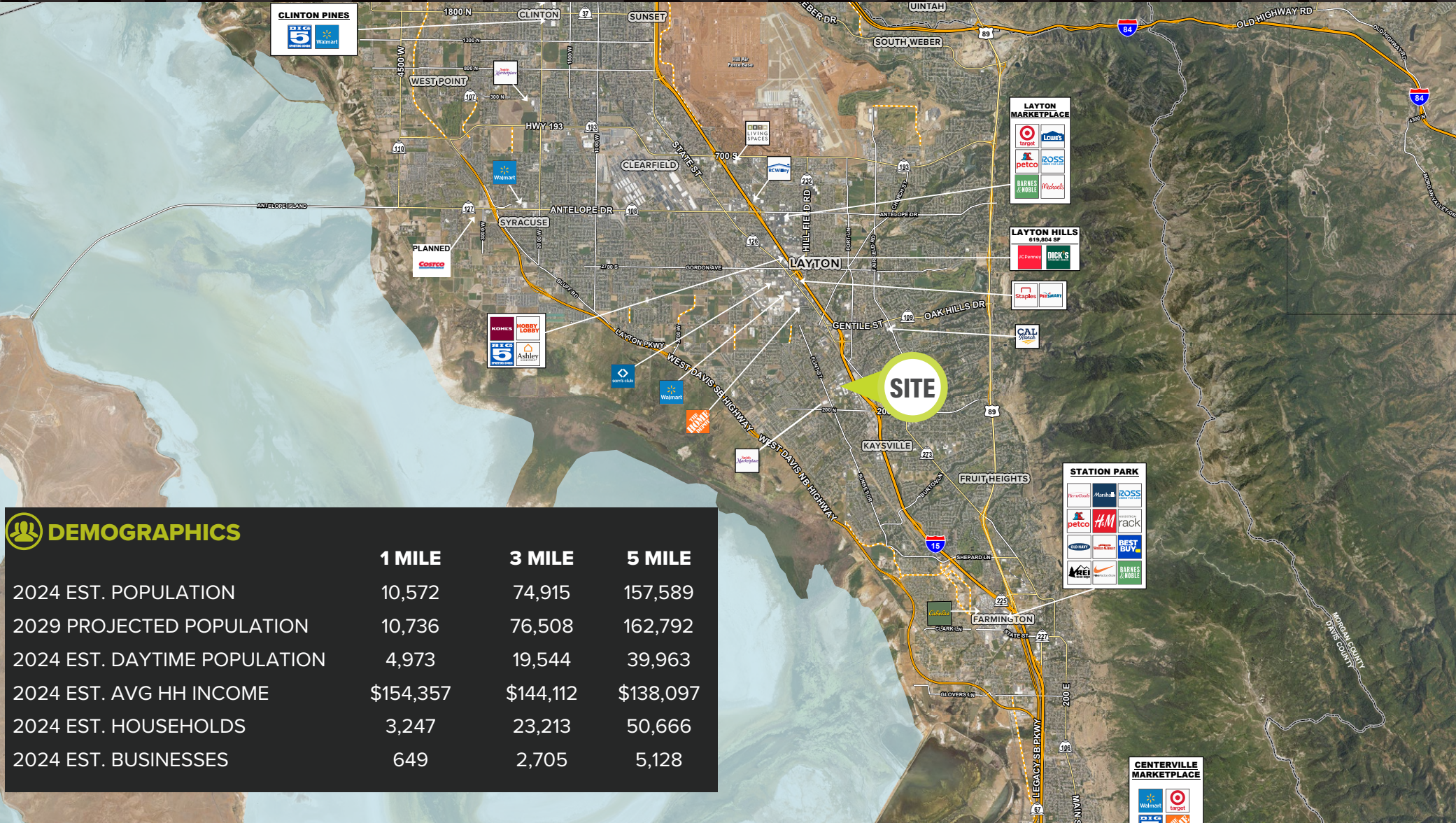
PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
COMMERCIAL ■■■■

801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	10,572	74,915	157,589
2029 PROJECTED POPULATION	10,736	76,508	162,792
2024 EST. DAYTIME POPULATION	4,973	19,544	39,963
2024 EST. AVG HH INCOME	\$154,357	\$144,112	\$138,097
2024 EST. HOUSEHOLDS	3,247	23,213	50,666
2024 EST. BUSINESSES	649	2,705	5,128

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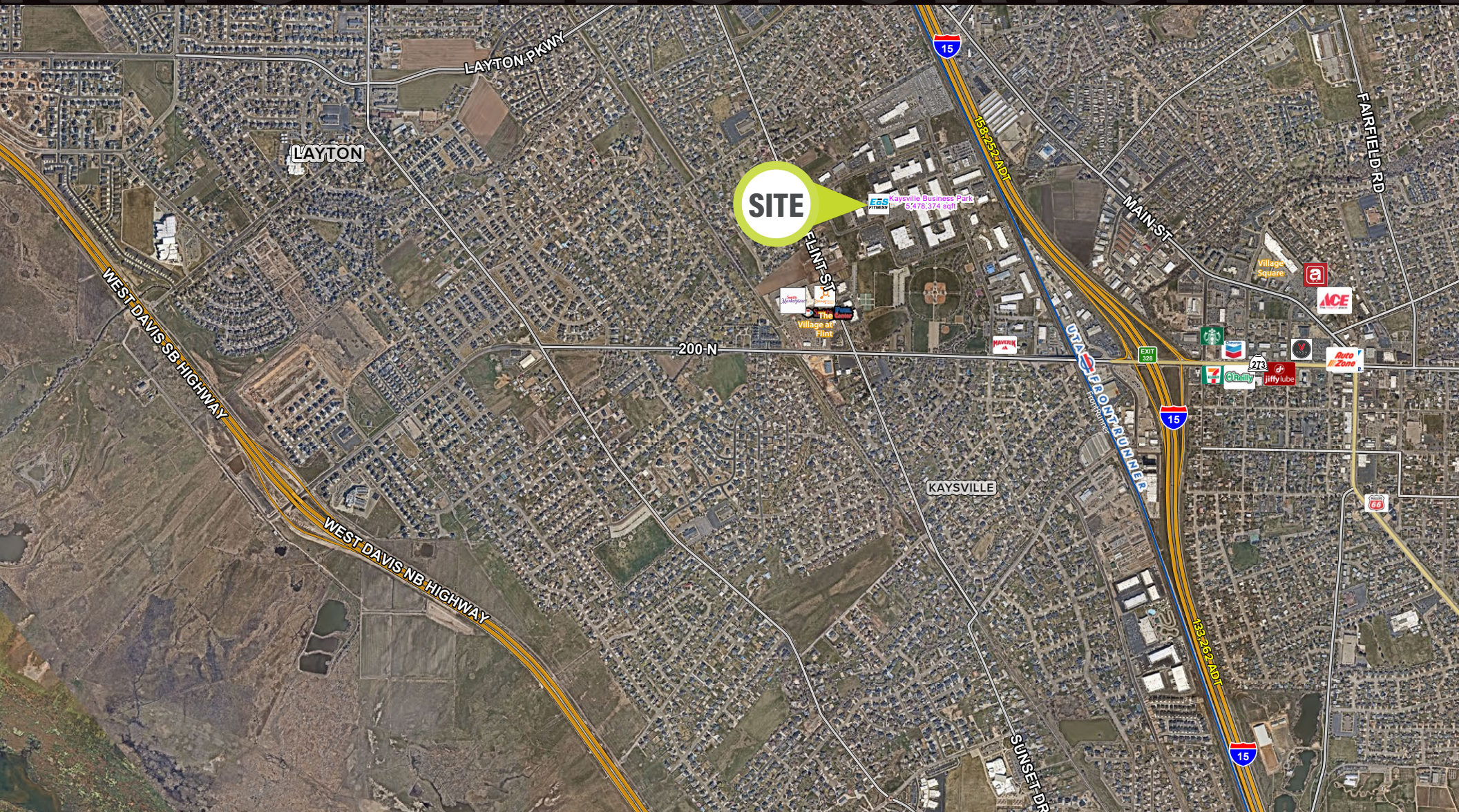
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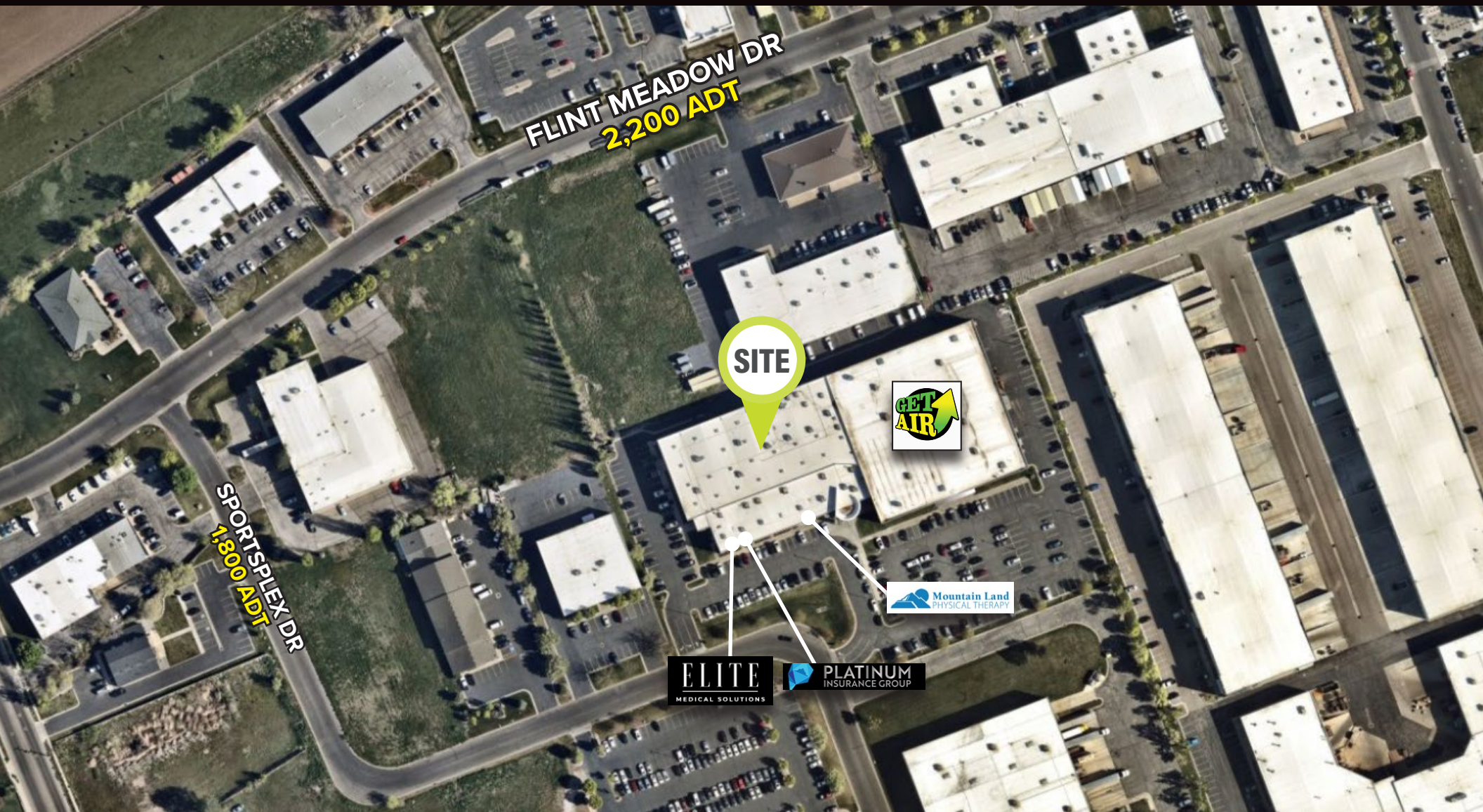
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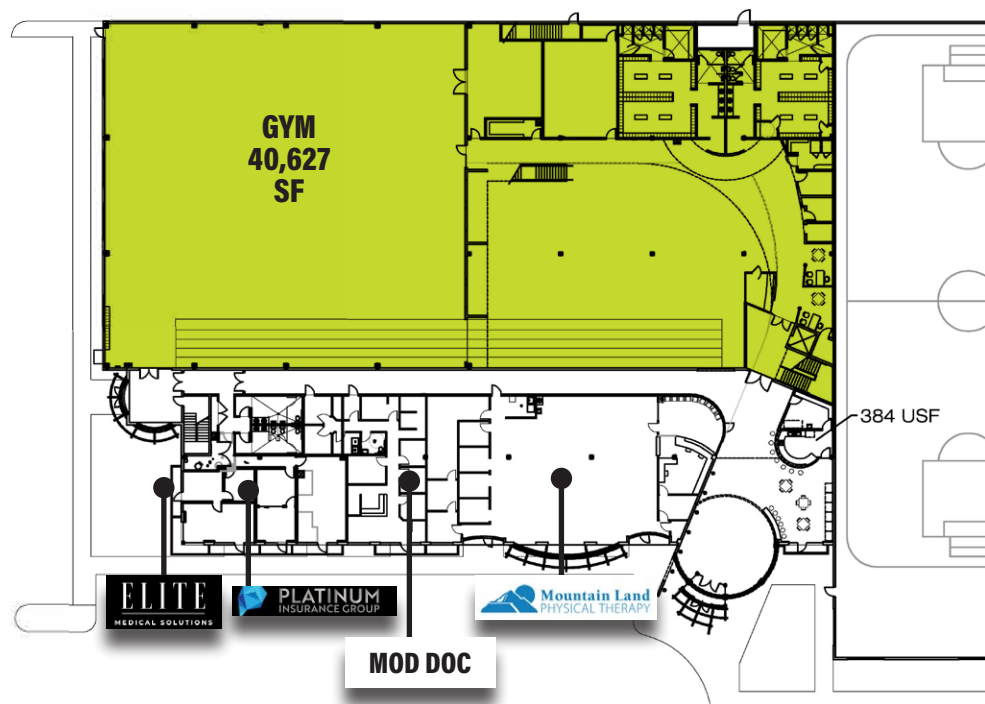
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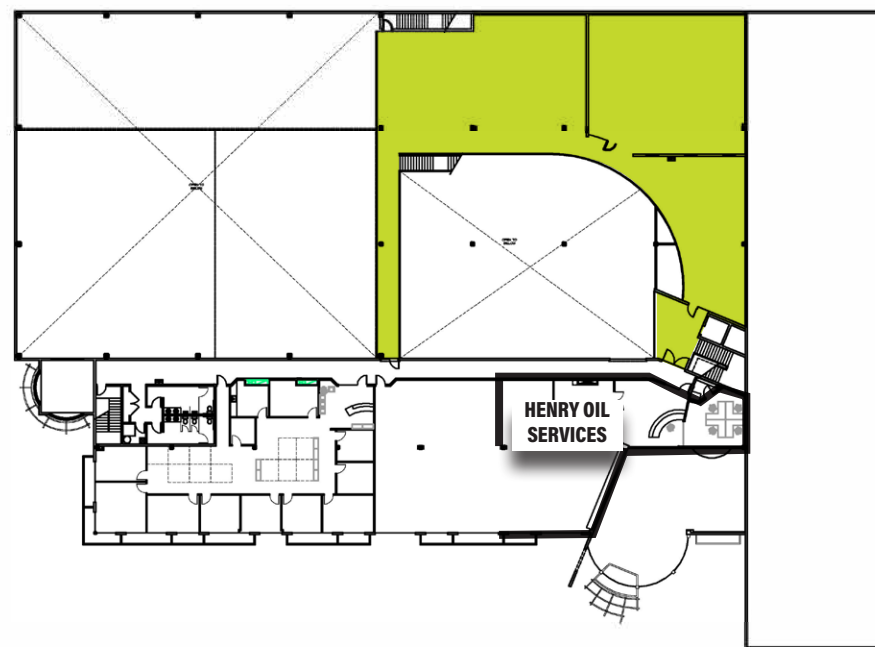
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1ST FLOOR



2ND FLOOR



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