

# 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 4-6 Available May 2024
- Unit size: 1,826 SF – 15,885 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
<b>2021 Population</b>			
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
<b>2021 Employment</b>			
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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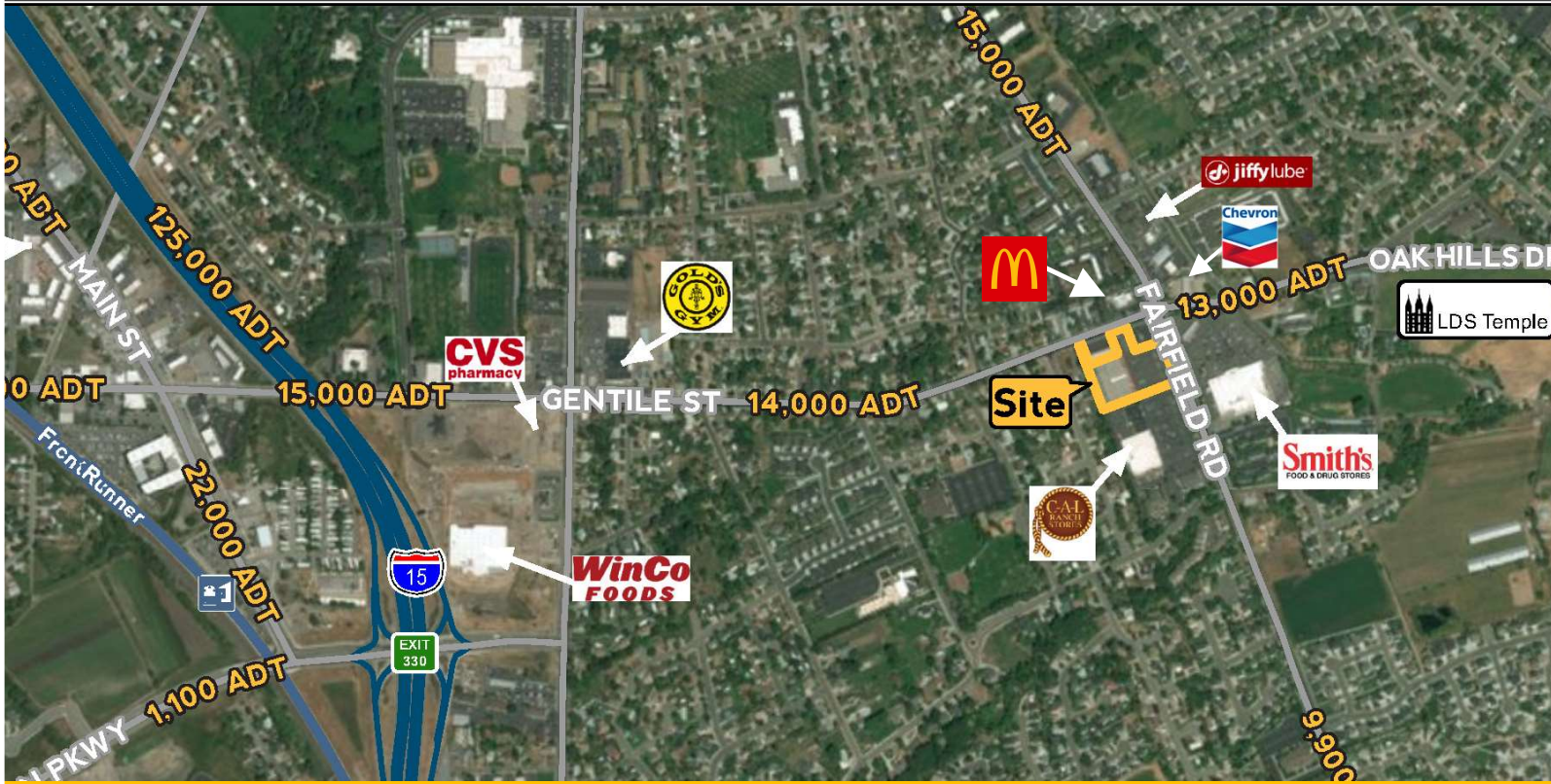
**Dell Nichols**  
Commercial Real Estate LLC

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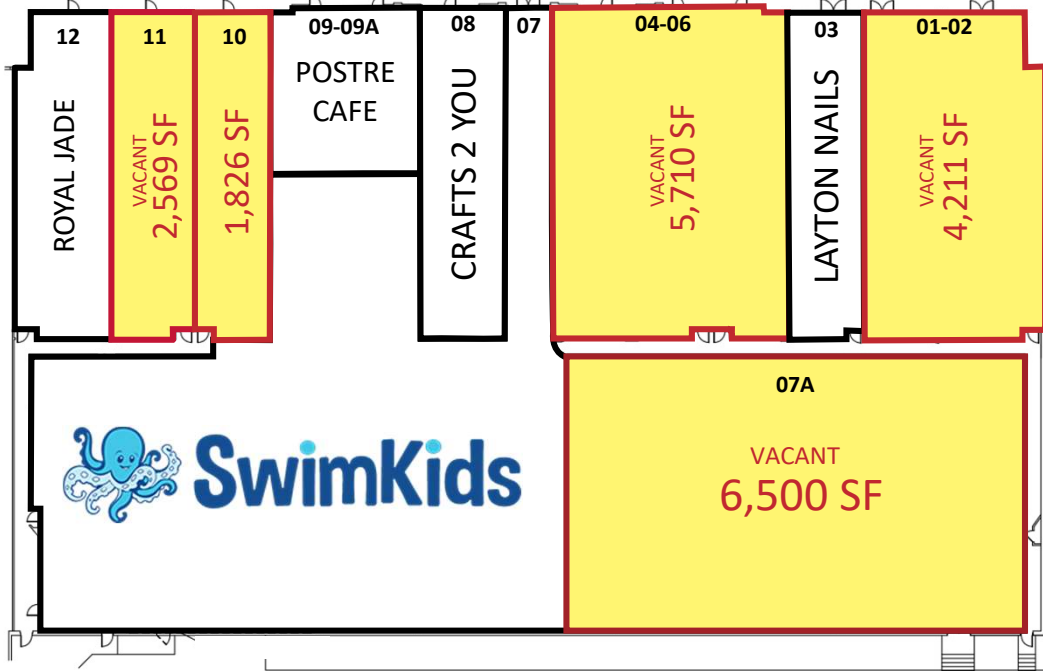


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SUITE	TENANT	LEASE RATE	SF
01-02	AVAILABLE	\$16.00	4,211
03	LAYTON NAILS	LEASED	1,814
04-06	AVAILABLE	\$16.00	5,710
07	SWIM KIDS	LEASED	16,703
07A	AVAILABLE	\$14.00	6,500
08	CRAFTS 2 YOU	LEASED	2,061
09	POSTRE CAFÉ	LEASED	1,810
10	AVAILABLE	\$16.00	1,826
11	AVAILABLE	\$16.00	2,569
12	ROYAL JADE	LEASED	2,308
<b>TOTAL SF: 45,512</b>			



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