

PRICE REDUCED

BANK BRANCH BUILDING

Multi-Tenant Office Investment Opportunity

HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank Tenant to leaseback 5,226 sf for 7 years
- **Occupancy & WALT:** Fully occupied following Bank Tenant's proposed leaseback and features 3.89 years of WALT
- **Credit Tenant:** Bank Tenant National Association is rated A+
- **Location:** Prime visibility and strategically located on Hill Field Road
- **Strong Area Demographics:** Within a 3-mile radius, there are 32,948 households featuring average annual income of \$119,130 with daytime population of 103,314

INVESTMENT SUMMARY

Address:	849 West Hill Field Road Layton, Utah
Building Size:	13,186 sq. ft. (Buyer to verify)
Occupancy:	100% (Bank tenant to Lease back 5,226 sf)
Site Size:	1.08 acres
Parcel Numbers:	100670049
Age:	1992
Zoning:	Commercial
Parking:	51 spaces (3.87/1,000 sf ratio)
Sales Price:	\$1,900,000 (\$144.09 psf)
Cap Rate:	5.72% (In-place income/estimated expenses)

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Demographics	1 Mile	3 miles	5 miles
Population			
2024 Estimated	12,447	103,314	190,524
2029 Projected	13,040	108,849	201,089
Households			
2024 Estimated	4,512	32,948	58,820
2029 Projected	4,784	35,186	62,933
Income			
Average Household Income	\$83,213	\$119,130	\$130,428
Median Household Income	\$66,666	\$93,486	\$103,260
Per Capita Income	\$29,589	\$38,000	\$40,214

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