

KAYSVILLE RETAIL/FLEX SPACE

200 North & Westgate Lane (NWC) • Kaysville, Utah 84037

SITE

WEST DAVIS CORRIDOR
EST. 23,000 ADT
BY 2040



HIGHLIGHTS

- RETAIL/FLEX SPACE AVAILABLE FOR LEASE
- UP TO 32,000 SF
- LEASE RATE: \$22 PSF
NNNS \$5 PSF
- DELIVERY Q4 2025
- EASY ACCESS TO NEW WEST DAVIS CORRIDOR

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

JOE MILLS

801.930.6755 | jmills@legendcommercial.com

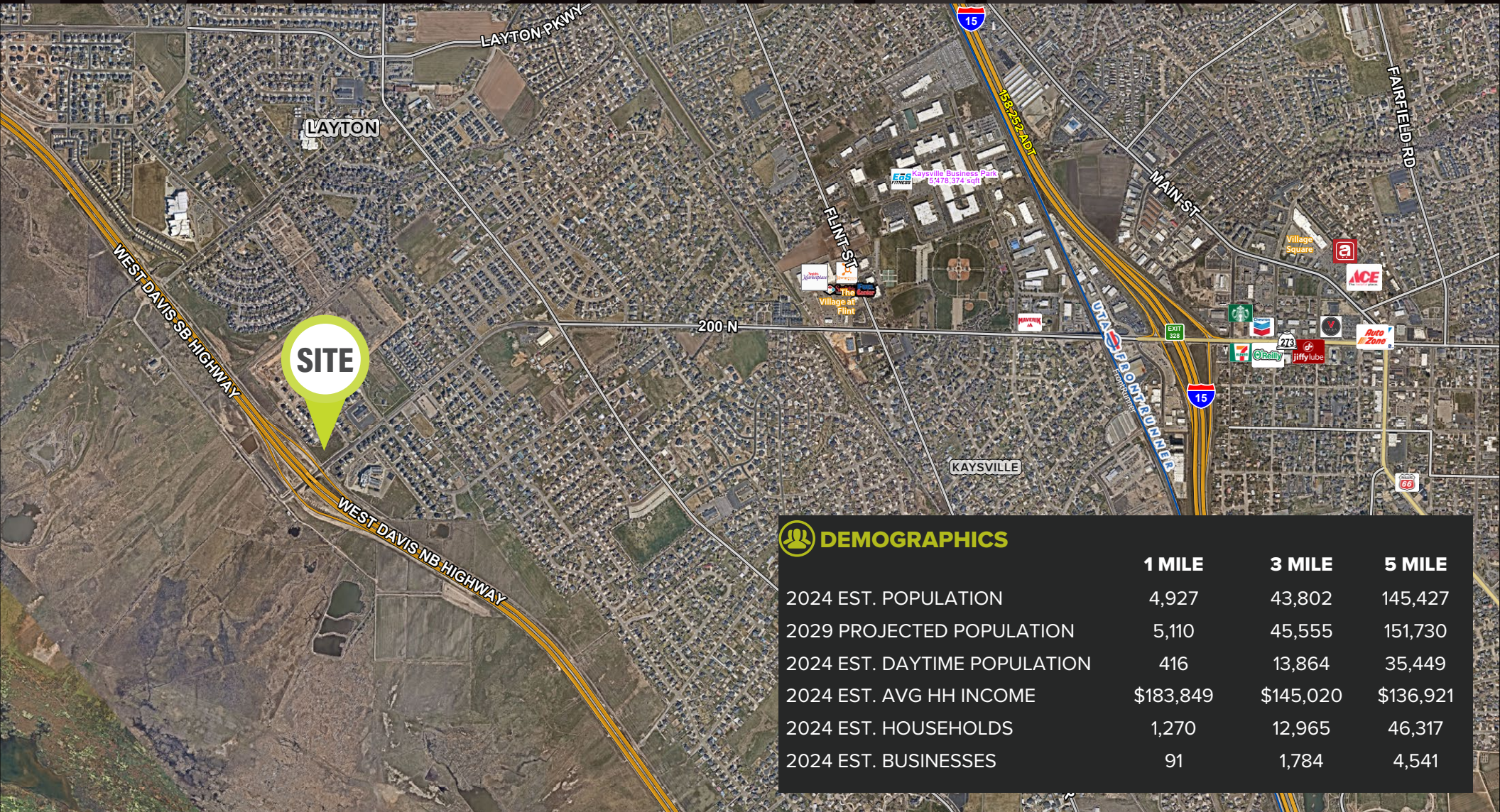
JACE BANKHEAD

801.930.6758 | jbankhead@legendcommercial.com

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	4,927	43,802	145,427
2029 PROJECTED POPULATION	5,110	45,555	151,730
2024 EST. DAYTIME POPULATION	416	13,864	35,449
2024 EST. AVG HH INCOME	\$183,849	\$145,020	\$136,921
2024 EST. HOUSEHOLDS	1,270	12,965	46,317
2024 EST. BUSINESSES	91	1,784	4,541

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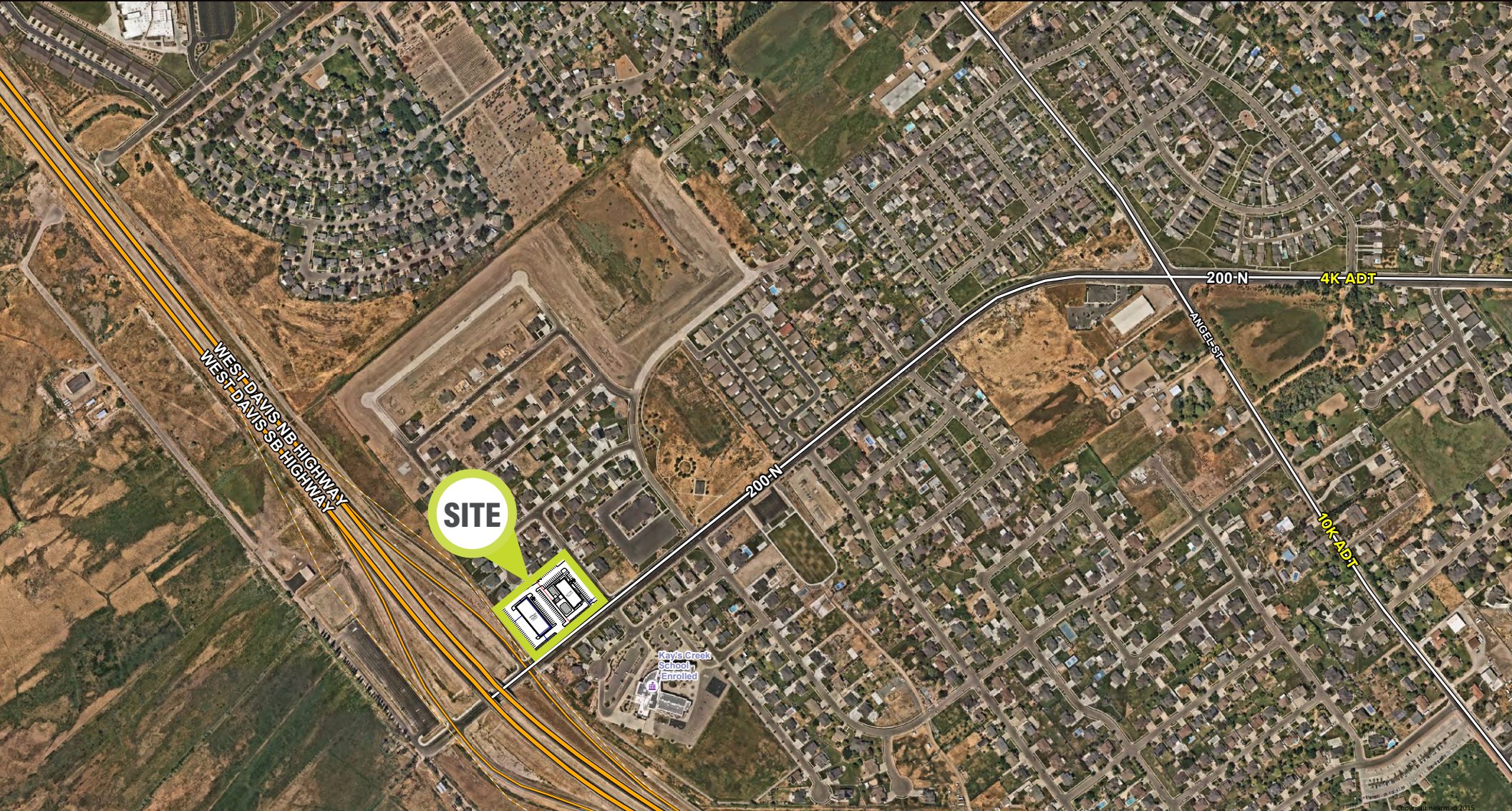
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 LOCATION



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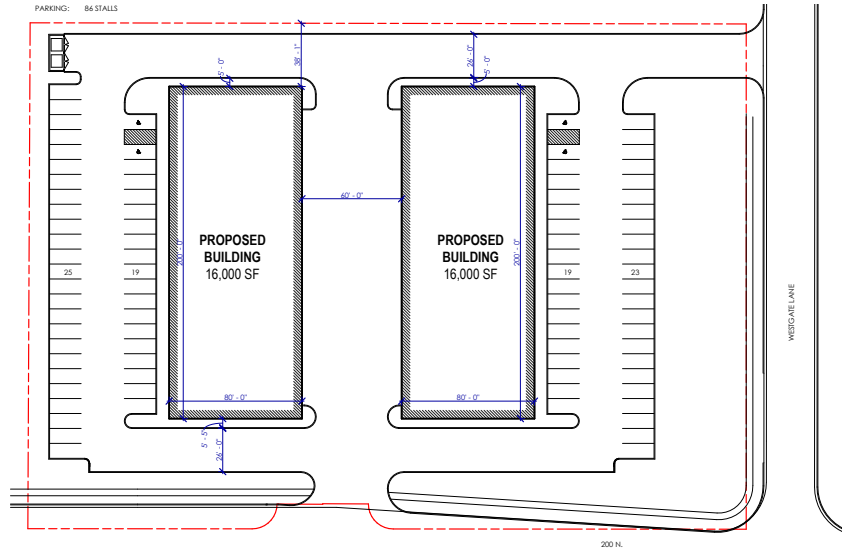
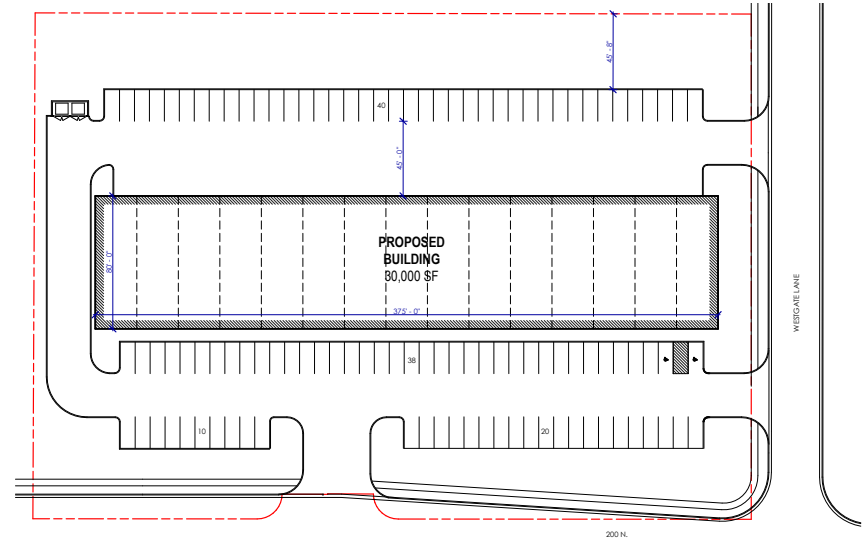
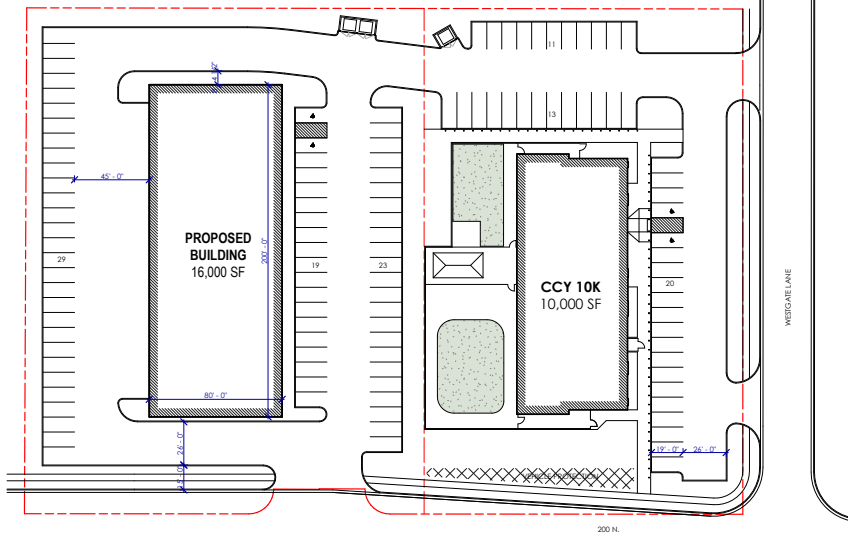
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SITE PLAN OPTIONS (CONCEPTUAL ONLY)



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