

FOR LEASE



521 W 350 N

KAYSVILLE, UTAH 84037

INVESTMENT HIGHLIGHTS

- ▶ Brand-new Retail Pad
- ▶ ±2,600 SF (divisible to ±1,300 SF)
- ▶ Drive-thru / Pick-up Window Ready
- ▶ Premier I-15 Frontage & Signage | I-15 carries ±142,650 vehicles/day
- ▶ Instant On-/Off Freeway Access (Exit 328)
- ▶ 200 N / SR-273 posts ±38,000 vehicles/day
- ▶ Strong Traffic & Growing Demographics
- ▶ Under Construction
- ▶ Kaysville median HH income \$128,996
- ▶ Two new residential subdivisions (<400 rooftops) and the city's future fire-station are walkable to the site

**CONTACT
BROKER**

FOR PRICING



HG MANORTM
REAL ESTATE GROUP

\$4.55 B
ECONOMIC IMPACT
65,000
DIRECT & INDIRECT
JOBS SUPPORTED

KAYSVILLE 260 NORTH 400 WEST

193

TARGET Burlington STAPLES
Dillard's JCPenney petco BARNES & NOBLE
LOWE'S ROSS DICK'S
golden corral Chick-fil-A MOES Red Robin

THE HOME DEPOT

Walmart

sam's club HARBOR FREIGHT PETSMART
savers KOHL'S BIG 5
HOBBY LOBBY BIG LOTS! Office DEPOT Audi VW BUICK KIA

Smith's

Centennial Junior HS
1,033 students
Snow Horse ES
305 students

177

Great Salt Lake Shorelands Preserve

15 185,000 VPD

273

Smith's

DAVISTECH
DAVIS TECHNICAL COLLEGE
4,152 STUDENTS

Logoon
AMUSEMENT PARK

15

WORLD MARKET COST PLUS Cabela's BARNES & NOBLE
OLD NAVY Buckle B Marshalls petco
PANDORA lululemon maurices NORDSTROM
zumiez HomeGoods verizon VICTORIA'S SECRET
BEST BUY Bath & Body Works H&M NIKE AMERICAN EAGLE OUTFITTERS TFCI Chick-fil-A
Lids ULTA BEAUTY AT&T ROSS DRESS FOR LESS REI OUTDOOR GEAR HYATT PLACE

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	11,383	77,786	160,035
AVG. HOUSEHOLD INCOME	\$121,384	\$121,757	\$119,270
POPULATION GROWTH	18.98%	19.10%	19.48%

197,572
5-MILE
POPULATION

\$95,200
5-MILE HOUSEHOLD
INCOME

7.91%
5-MILE PROJECTED
GRWOTH (2023-2028)

658,000
OGDEN MSA
POPULATION

CONTACT US FOR
MORE DETAILS

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REAL ESTATE GROUP

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