

FOR LEASE

FORMER LAYTON SIZZLER



## PROPERTY DETAILS

1171 N. Hill Field Rd., Layton UT 84041

- For Lease
- Extensive Updates to Structure Slated
- 2,931 SF and 3,140 Suites Available
- Drive-Thru Available
- Signalized Corner with 22,395 ADT
- Contact Listing Agent for Lease Rate and to Schedule a Tour

### SURROUNDING TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » 13,451  
 3 MILE » 104,003  
 5 MILE » 187,398



### EST. HOUSEHOLDS

1 MILE » 5,026  
 3 MILE » 34,600  
 5 MILE » 60,291



### EST. AVERAGE HH INCOME

1 MILE » \$89,406  
 3 MILE » \$125,220  
 5 MILE » \$136,901

# NEWMARK

MOUNTAIN WEST

**PRESTON MILLER, MRED**

pmiller@newmarkmw.com  
direct 801.783.5492  
[View Profile](#)

**SPENCER GREER, MRED**

sgreer@newmarkmw.com  
direct 801.783.3078  
[View Profile](#)

FULL SERVICE  
COMMERCIAL REAL ESTATE

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800

[www.newmarkmw.com](http://www.newmarkmw.com)



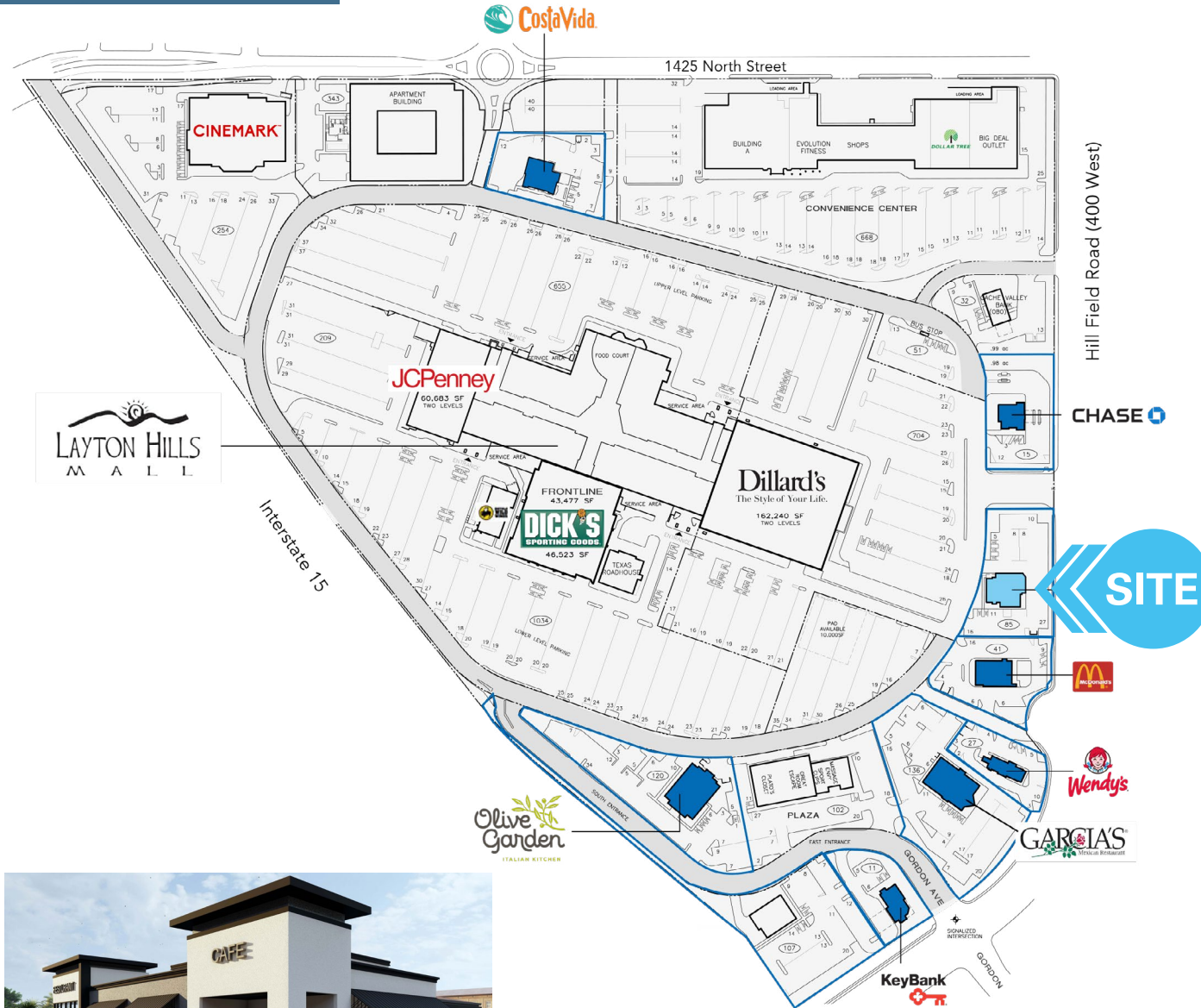
**PRESTON MILLER, MRED**  
pmiller@newmarkmw.com  
direct 801.783.5492  
[View Profile](#)

**SPENCER GREER, MRED**  
sgreer@newmarkmw.com  
direct 801.783.3078  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)

# SITE MAP

# FORMER LAYTON SIZZLER



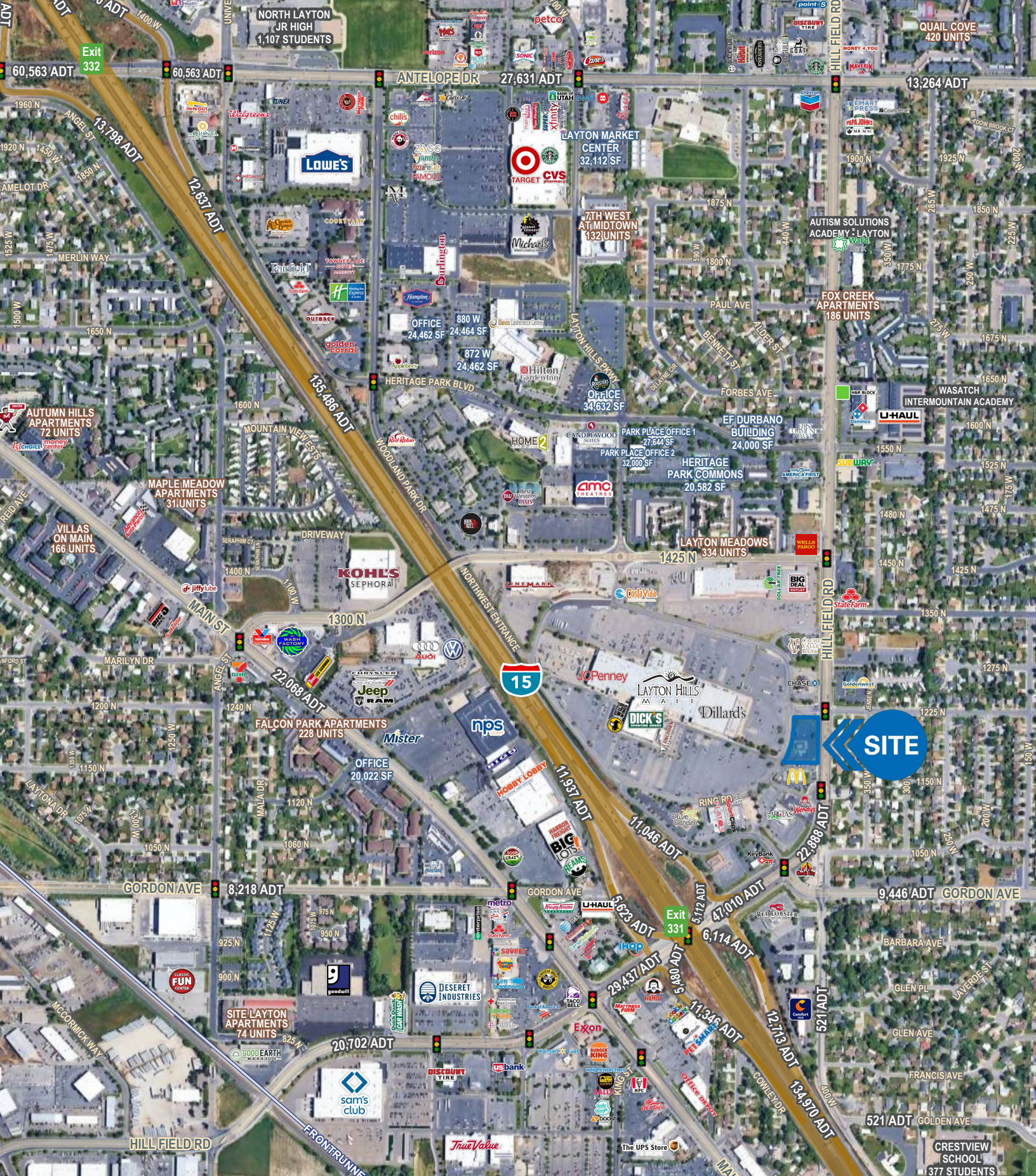
# NEWMARK

## MOUNTAIN WEST

**PRESTON MILLER, MRED**  
 pmiller@newmarkmw.com  
 direct 801.783.5492  
[View Profile](#)

**SPENCER GREER, MRED**  
 sgreer@newmarkmw.com  
 direct 801.783.3078  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)



**PRESTON MILLER, MRED**  
 pmiller@newmarkmw.com  
 direct 801.783.5492  
[View Profile](#)

**SPENCER GREER, MRED**  
 sgreer@newmarkmw.com  
 direct 801.783.3078  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)