

FOR LEASE

LAYTON STATION



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

155 SOUTH MAIN STREET, LAYTON, UT 84041

- Approx. two 15,000 SF Mixed-Use Buildings
  - » Approx. 1,406–7,517 SF
- Delivery Q2 2025
- Across the street from Utah's Front Runner and only station in Layton
  - » 15,000/ weekday ridership
- Excellent visibility
- Centrally located in Layton's trade area
- High Traffic Counts
  - » 22,778 ADT on Main Street
  - » 23,470 ADT on Layton Parkway
- Call for Pricing

SURROUNDING TENANTS AND MANY MORE!



2024 DEMOS



EST. POPULATION

1 MILE » 15,048  
3 MILE » 89,442  
5 MILE » 164,849



EST. HOUSEHOLDS

1 MILE » 5,343  
3 MILE » 29,199  
5 MILE » 53,343



EST. AVERAGE HH INCOME

1 MILE » \$109,677  
3 MILE » \$127,896  
5 MILE » \$130,730



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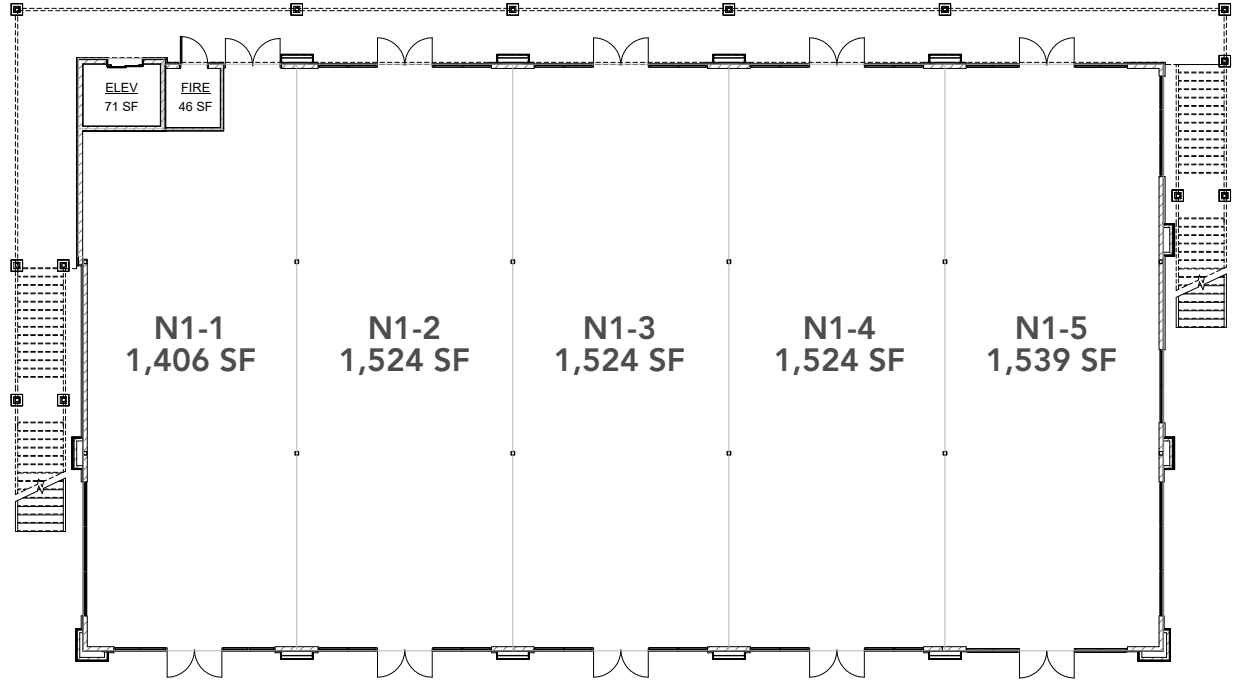


This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

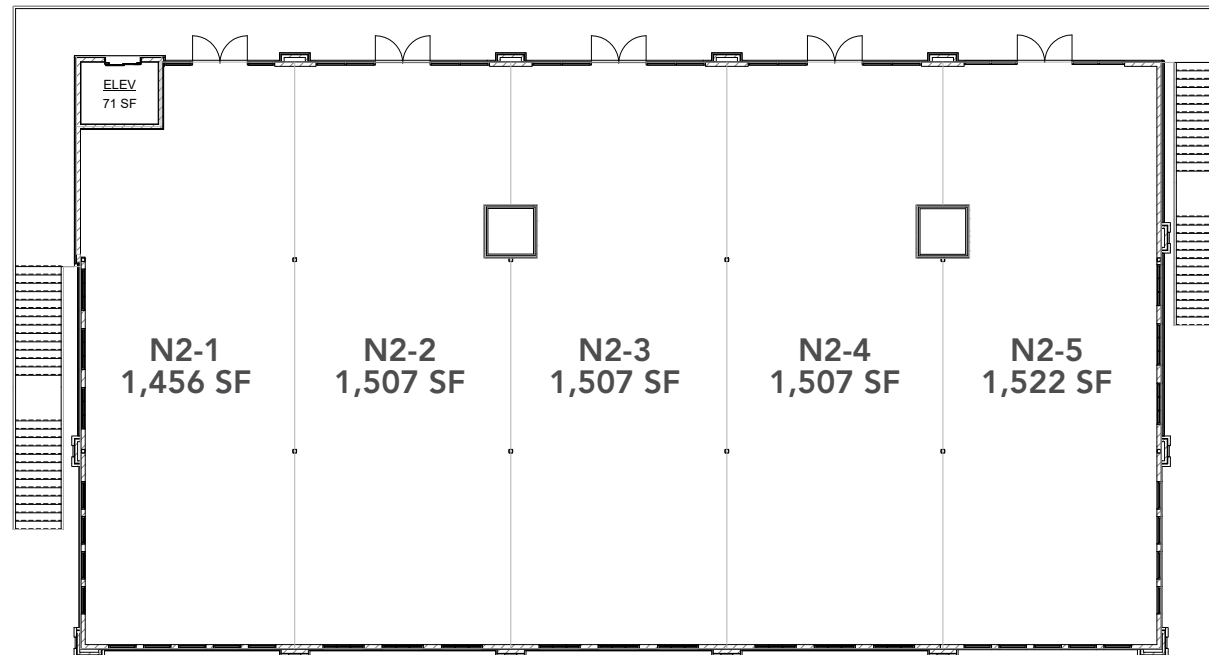


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**LEVEL 1 RETAIL**



**LEVEL 2 OFFICE**



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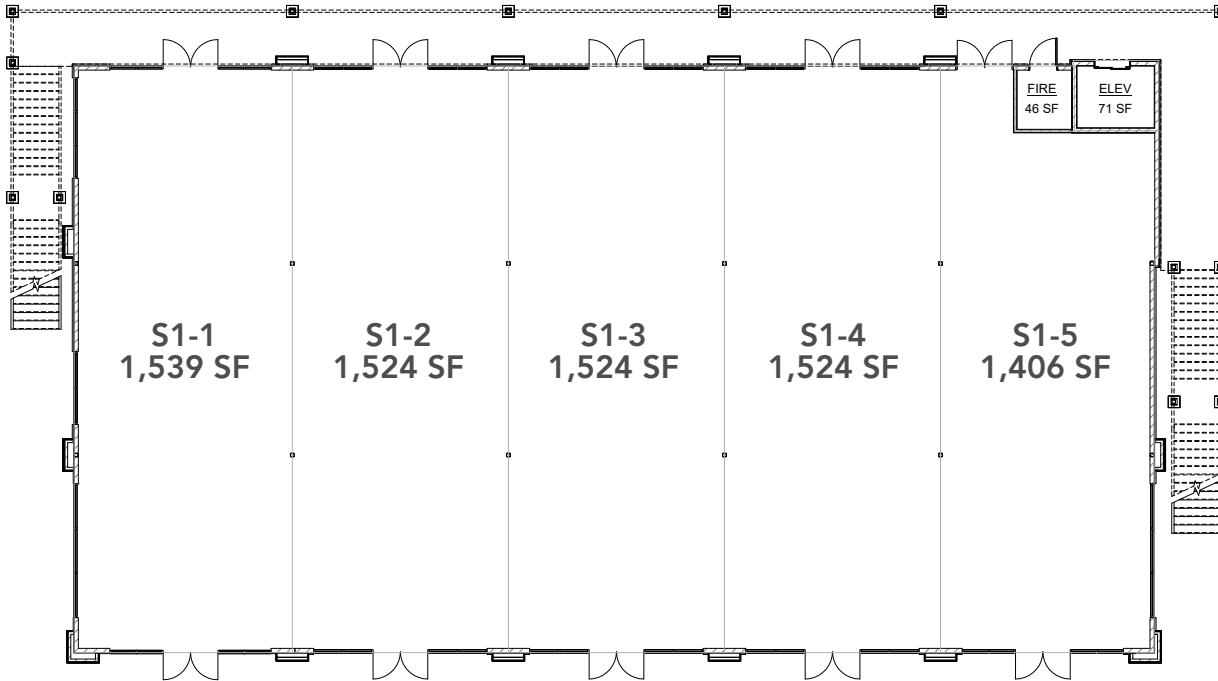
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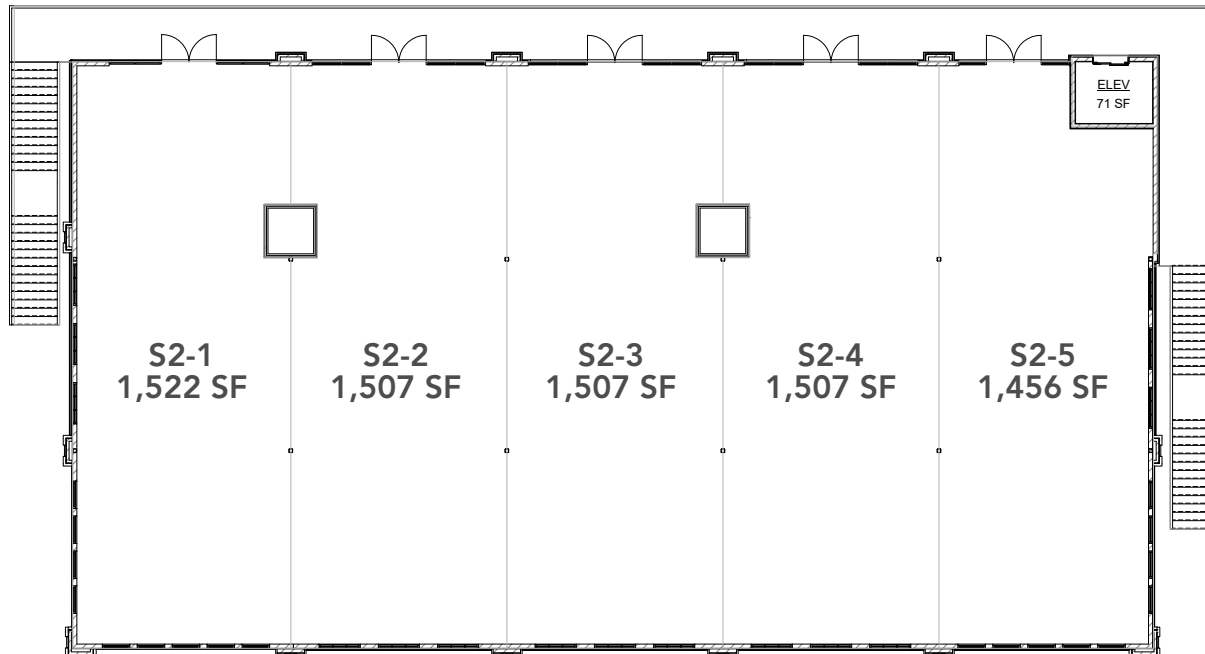


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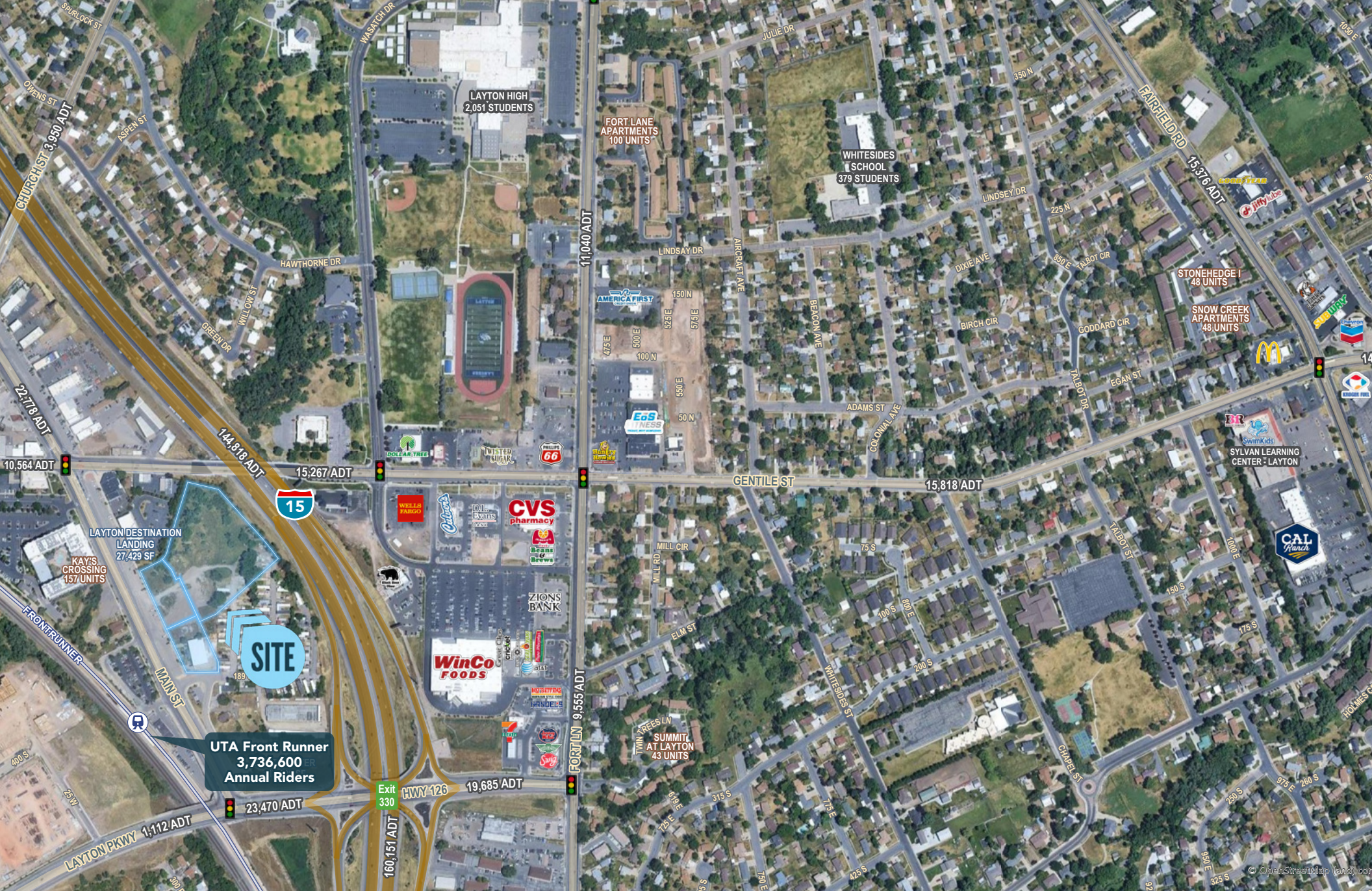
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**SITE**

**UTA Front Runner**  
3,736,600  
Annual Riders



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