



NEARBY TENANTS



PROPERTY FEATURES

• Ground Lease

- \$40K- \$80K per year
- Option 1 .40 Acre
- Option 2 .62 Acre
- Zoned as TC - Located in the Versatile Town Commerce Zone
- Zone allows for up to 4 Stories
- Easy I-15 Access
- Located on Hwy 193
- Main East West Corridor Davis County
- 30,000 AADT - Hwy 193
- 17,000 AADT - Main Street

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,527	76,577	177,895
Household	4,238	25,198	56,710
Income	\$53,073	\$59,862	\$67,354

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