

1366 N MAIN ST
1366 North Main Street, Layton, UT 84041

- 2.027 acres Prime Commercial Land
- 88,296 SF of highly visible, corner access
- High Traffic - 22,000 ADT
- Hospitality, retail, mixed use
- Curb, gutter and sidewalk already improved
- Layton major retail corridor



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Property Summary

Acreage:	2.027
Lot Size:	88,296SF
Price:	\$2,550,000
Zoning:	C-H

Property Overview

This amazing prime commercial 2.027 acre lot is ready for hospitality, retail corner, dining, service oriented, or mixed-use development. This location experiences an impressive 22,000 Average Daily Traffic. Perfect corner lot features two separate access points, surrounded by a great neighborhood. This is Davis County's largest retail area, located near Layton Hills Mall and Hill Airforce Base.

Location Overview

Located in the heart of Davis County's largest commercial corridors, neighbored by Kohl's, Jiffy Lube, 7-Eleven, with excellent I-15 freeway access. This high-visibility property is strategically positioned near Layton Hills Mall and Hill Air Force Base, ensuring consistent foot traffic and economic activity.



2.027 Acres of Prime Commercial Property!

Located in the heart of Davis County's largest retail corridor, this high-visibility property is strategically positioned near Layton Hills Mall and Hill Air Force Base, ensuring consistent foot traffic and economic activity.

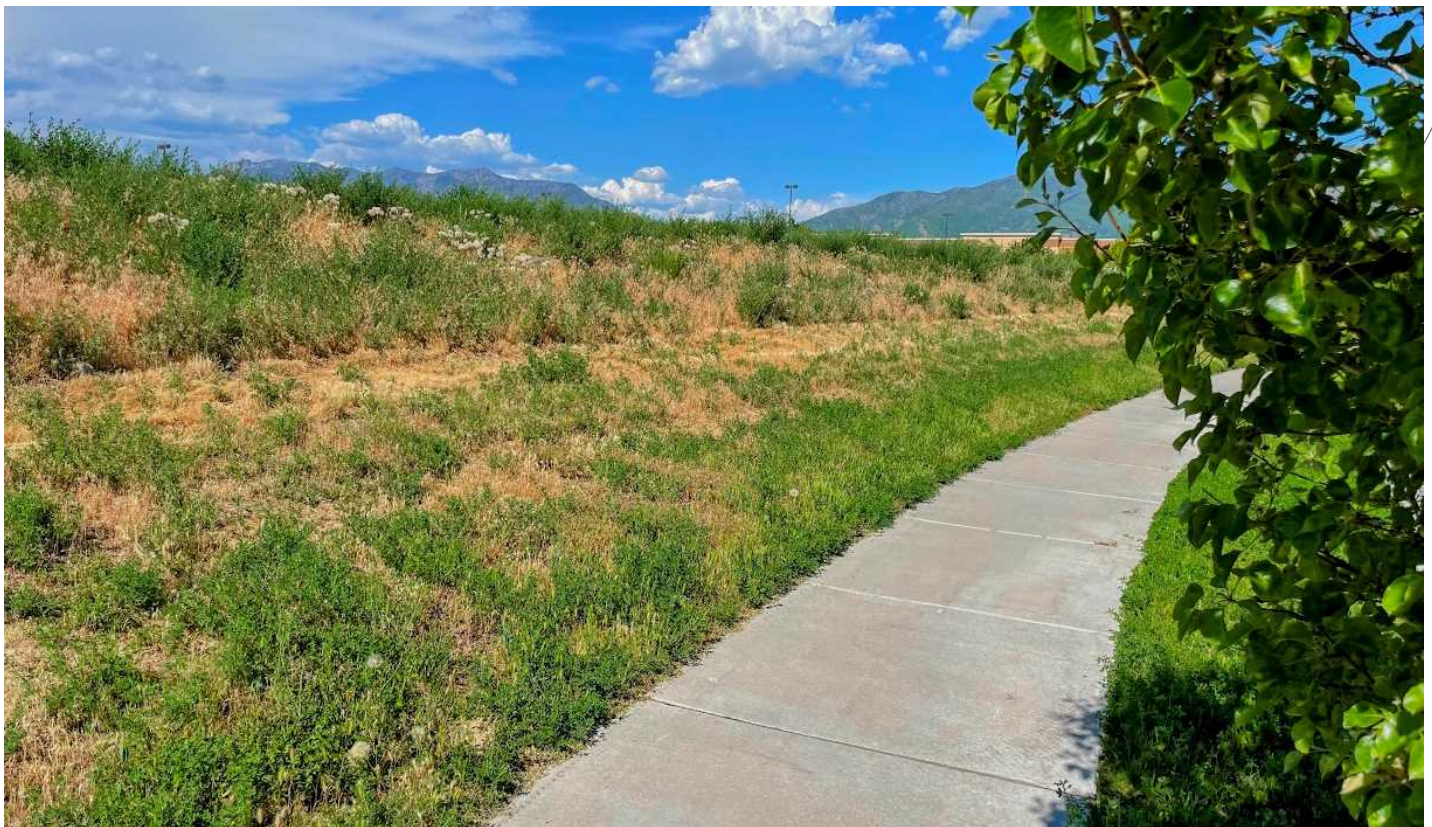
Located on a signalized intersection, this lot is located on a major Layton Retail Corridor with frontage on Main Street. Neighbored by Kohl's department store, Wash Factory, Jiffy Lube, 7-Eleven, Davis Lanes, and much more! Talk about a prime location! It's currently zoned C-H (Planned Highway Commercial). The access point is at 1400 North and it is stubbed. It has Curb and Gutter and sidewalk already improved.

Key Features:

- High-traffic location with excellent frontage on N. Main Street
- Proximity to Layton Hills Mall, national retailers, restaurants, and entertainment venues
- Just minutes from Hill Air Force Base, a major regional employer
- Ample room for on-site parking to accommodate both customers and staff
- Zoned for commercial/retail use – ideal for national chains, local businesses, or office space
- Easy access to I-15 and major transit routes

Key Benefits:

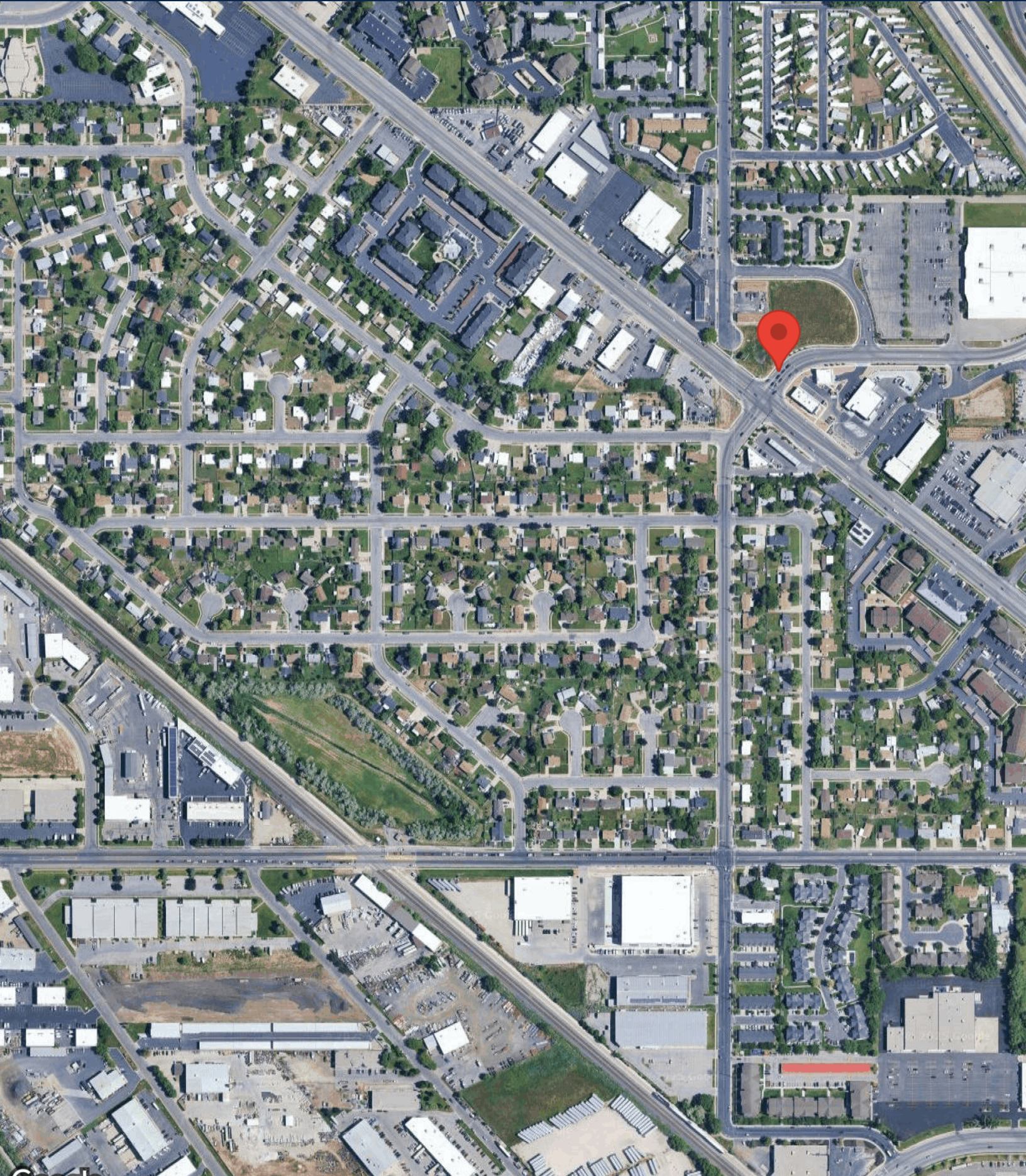
- Maximum exposure to thousands of daily commuters and shoppers
- Stable local economy supported by military personnel and regional retail activity
- Strong demographics with high household income and population growth in surrounding areas
- Turnkey potential for hospitality, retail, dining, service, or mixed-use development
- Part of a thriving business community with strong support from local government and business alliances





AERIAL MAP

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BUSINESS MAP

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Golden Corral Buffet & Grill

Advance Auto Parts

Jiffy Lube Oil Change & Multicare

Safelite
Davis Lenses

Big O Tires

Banfield Pet Hospital

Valvoline Instant Oil Change

Ombu Grill

Applebee's Grill + Bar

Red Robin
GOURMET BURGERS & BEERS

Cinemark
Layton and XD

Kohl's

Chick-fil-A

Chick-fil-A

SEPHORA at Kohl's

Buffalo
Wild Wings

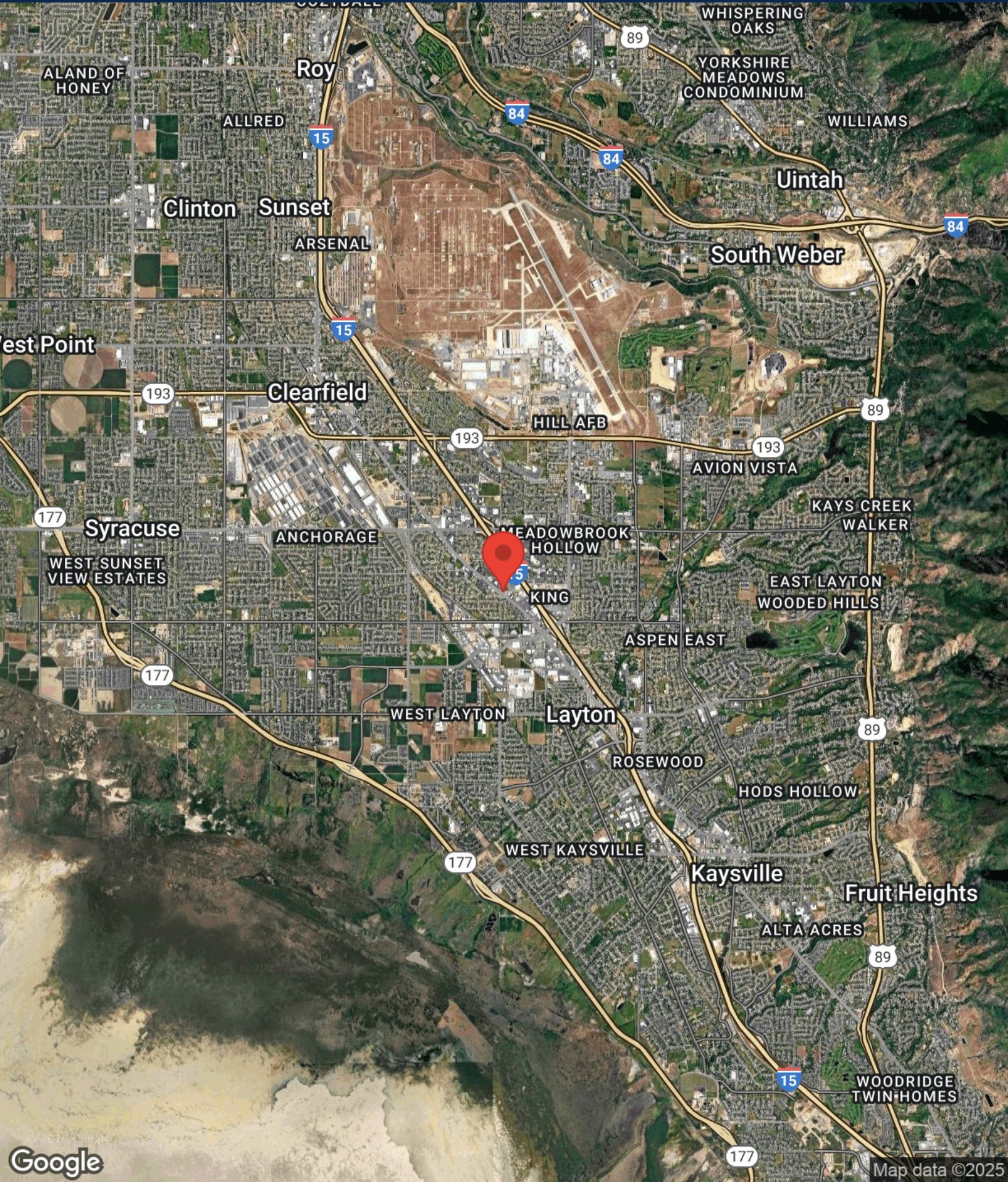
Texas Roadhouse

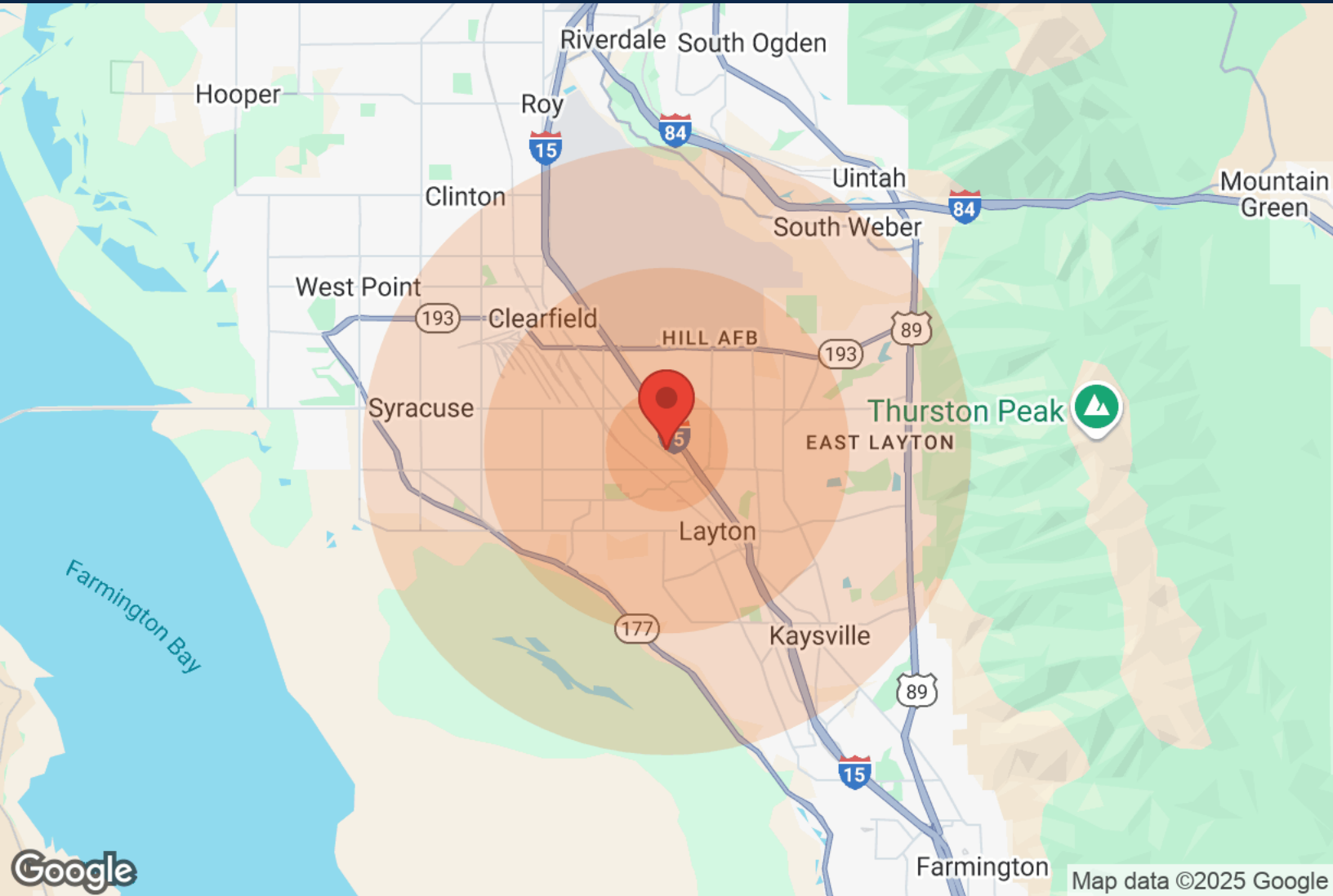
Krispy Kreme Doughnuts



REGIONAL MAP

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,203	38,752	82,119	Median	\$41,881	\$53,610	\$63,642
Female	3,950	37,633	81,007	< \$15,000	406	2,170	3,633
Total Population	8,153	76,385	163,126	\$15,000-\$24,999	264	1,713	2,971
				\$25,000-\$34,999	509	2,787	4,536
Age				\$35,000-\$49,999	649	4,007	6,985
Ages 0-14	2,258	22,780	48,431	\$50,000-\$74,999	724	5,995	12,061
Ages 15-24	1,143	13,061	28,029	\$75,000-\$99,999	318	3,829	8,301
Ages 25-54	3,389	29,136	60,221	\$100,000-\$149,999	86	2,659	7,794
Ages 55-64	639	5,618	12,842	\$150,000-\$199,999	19	610	2,018
Ages 65+	724	5,790	13,603	> \$200,000	N/A	248	1,097
				Housing			
Race				Total Units	3,111	26,263	53,105
White	6,654	67,339	148,842	Occupied	2,884	24,797	50,767
Black	149	989	1,375	Owner Occupied	1,256	16,474	37,734
Am In/AK Nat	10	124	178	Renter Occupied	1,628	8,323	13,033
Hawaiian	65	278	369	Vacant	227	1,466	2,338
Hispanic	1,920	10,675	17,072				
Multi-Racial	2,320	13,730	22,134				

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