



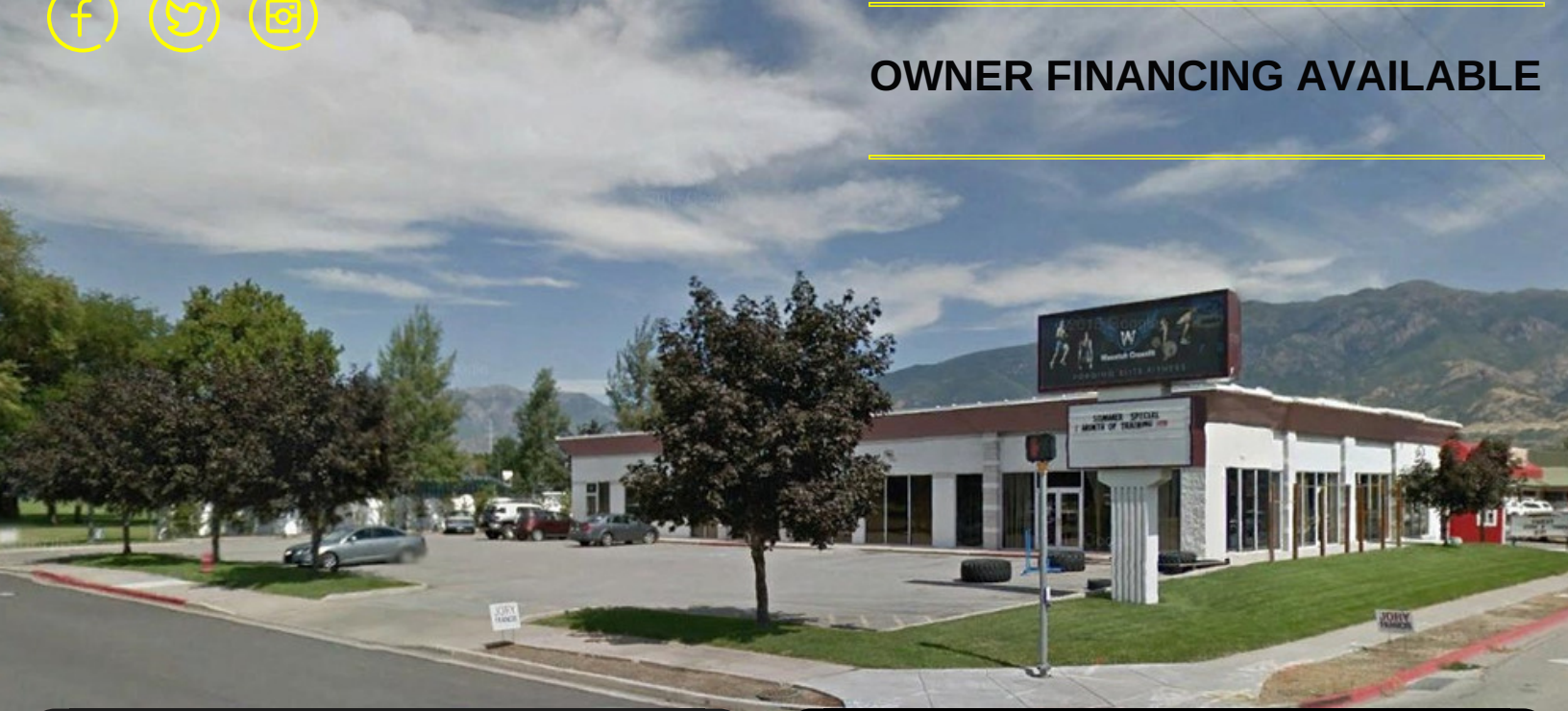
cRc Nationwide



283 E. GENTILE STREET, LAYTON, UTAH 84041



OWNER FINANCING AVAILABLE



- 10,000 SF Free Standing Retail
- 50 Parking Spaces
- 15' Clear Height
- Built in 1997
- Large Pylon Sign
- Highly Visible
- Across From Winco Shopping Center Development
- Fiber Available

(Contact Mandy Garcia 801.303.0838)

Demographics

	1 Mile	3 Mile	5 Mile
Population	14,136	82,338	148,035
Households	4,616	26,472	44,641
Avg. Household Income	\$56,733	\$66,098	\$70,540

Traffic Counts

Gentile Street: 13,035 Annual Average Daily Traffic
 Fort Lane: 8,435 Annual Average Daily Traffic

SALE PRICE REDUCED!!

~~\$1,495,000.00~~

\$1,345,000.00

Owner Financing Available

SCOT BOLEY

SCOT.BOLEY@CRCNATIONWIDE.COM

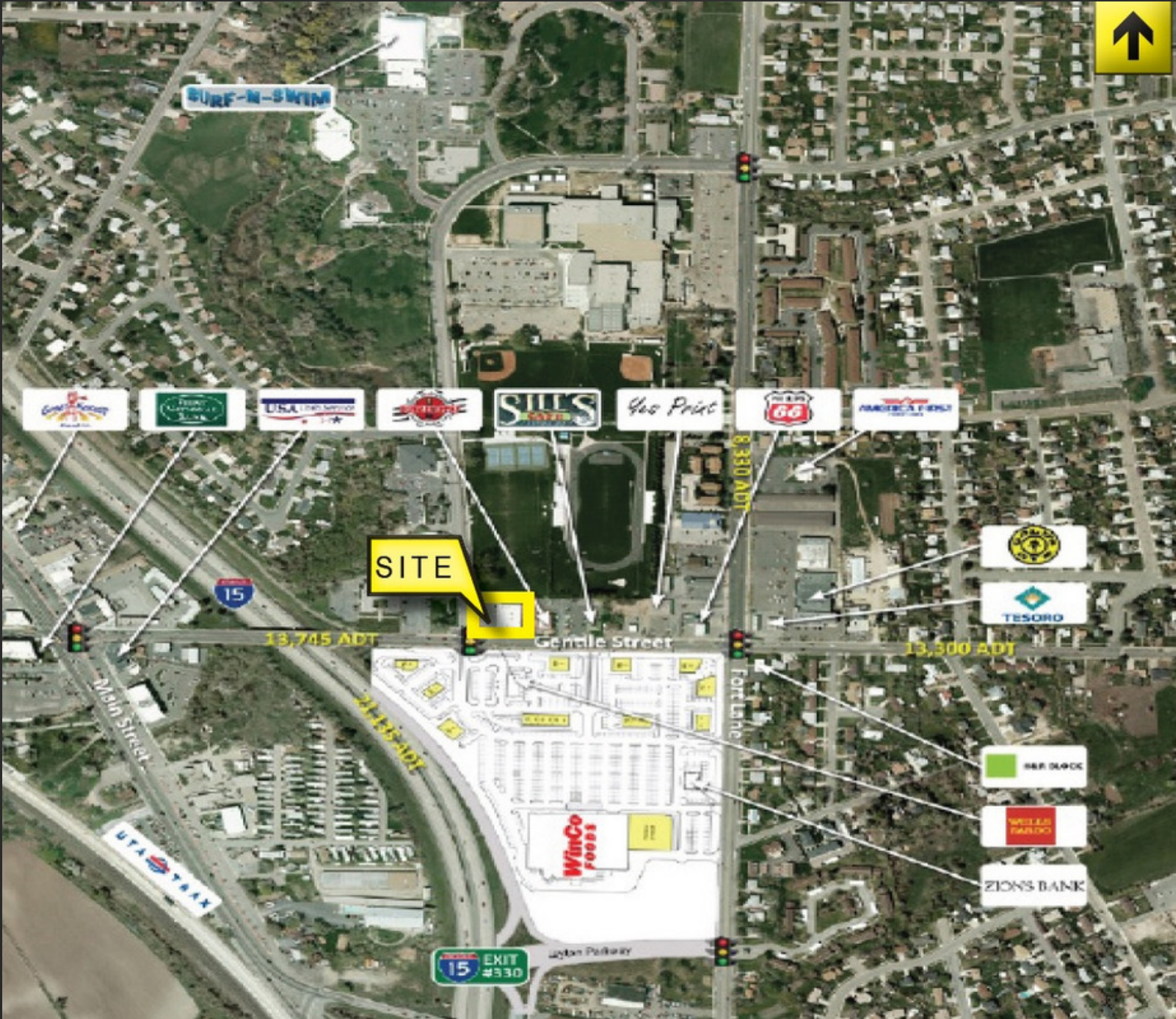
801.617.1700

LEASE RATE: \$10.00/SF NNN



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