



## Great retail/office pad site development opportunity

### Property Highlights

- Excellent Murray location on 900 East across from strong performing Walmart Supercenter
- Size: 42,382 SF
- Acres: 0.96
- Zoned: C-D-C
- Strong Traffic Counts: 21,440 ADT
- Approx. 240' of 900 East frontage
- Sales Price: \$695,000
- Lease Rate: \$5,000 / month, NNN



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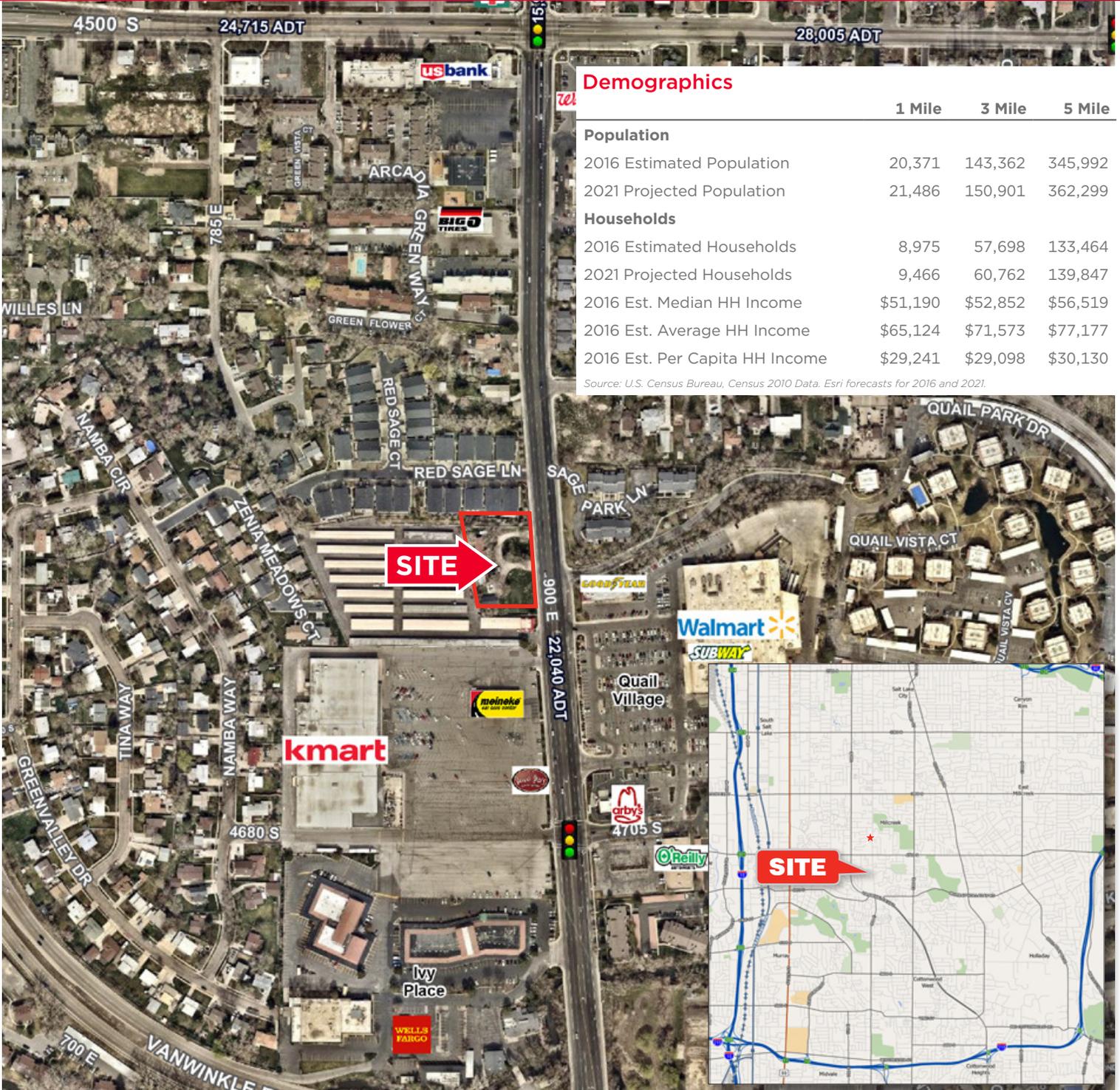
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**CUSHMAN &  
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Commerce

FOR SALE OR LEASE

**4608 South 900 East**  
Murray, Utah 84107



**Demographics**

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Estimated Population	20,371	143,362	345,992
2021 Projected Population	21,486	150,901	362,299
<b>Households</b>			
2016 Estimated Households	8,975	57,698	133,464
2021 Projected Households	9,466	60,762	139,847
2016 Est. Median HH Income	\$51,190	\$52,852	\$56,519
2016 Est. Average HH Income	\$65,124	\$71,573	\$77,177
2016 Est. Per Capita HH Income	\$29,241	\$29,098	\$30,130

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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