



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

4608 South 900 East
Murray, Utah 84107



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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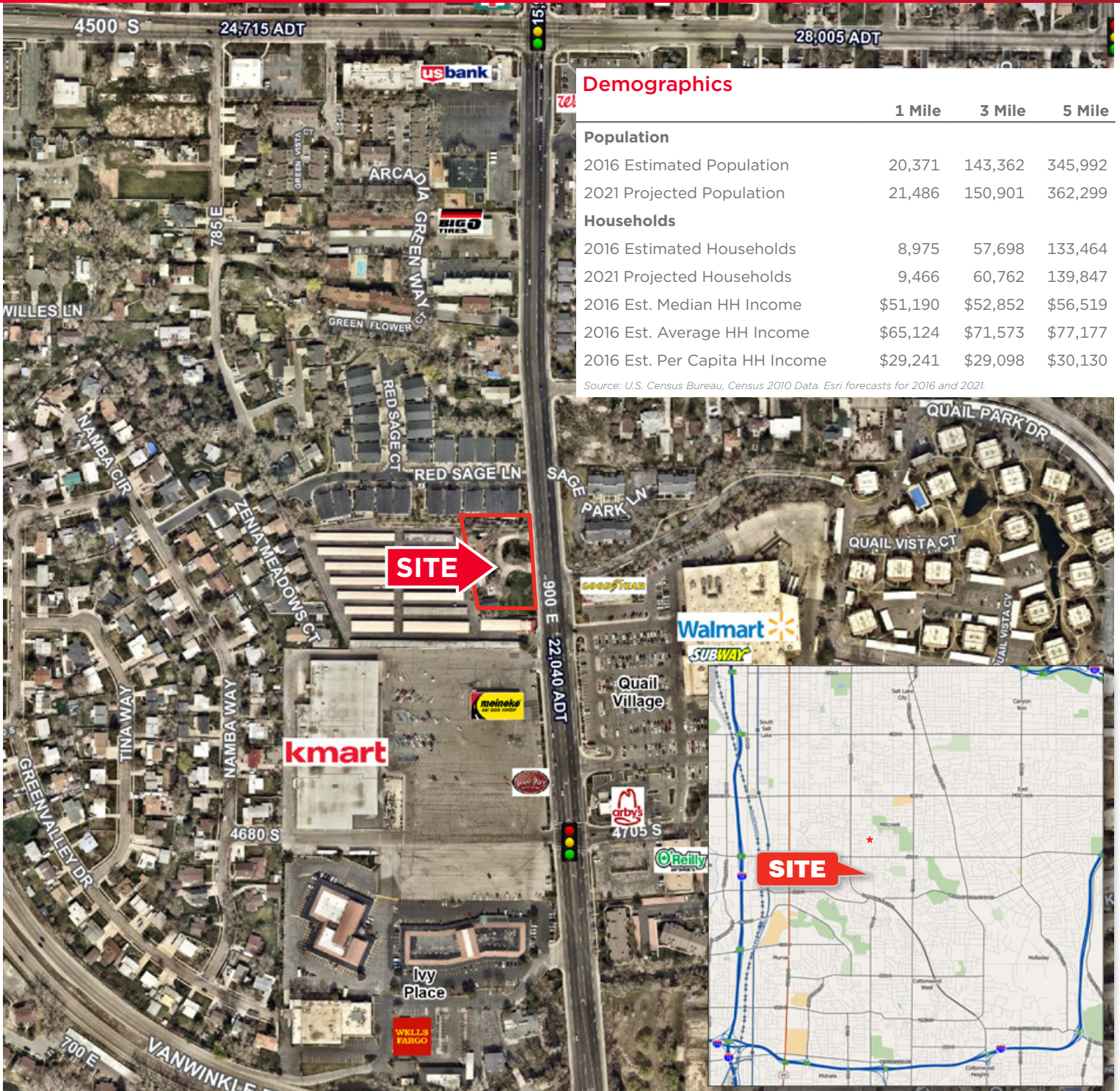


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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	20,371	143,362	345,992
2021 Projected Population	21,486	150,901	362,299
Households			
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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