

COPPER VIEW PLAZA

FOR LEASE



PROPERTY DETAILS

5217 W. Miller Crossing Dr., Herriman, UT 84096

- Available: 1,339–8,000 SF
- 39,660 ADT on Mountain View Corridor
- Located in a rapid growth, high income area
- Herriman was the fastest-growing city over 10,000 residents in the US between 2010-2019
- Contact listing agent to schedule a tour

SURROUNDING TENANTS



Herriman City is located in the southwest portion of Salt Lake County. It is a master-planned community, balancing small-town appeal while aggressively pursuing economic development opportunities



ERIK HULBERT
ehulbert@newmarkmw.com
direct 801.692.6886
[View Profile](#)

RYAN STEWART
rstewart@newmarkmw.com
direct 801.578.5541
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, UT 84111
Office 801.456.8800
www.newmarkmw.com

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Available Space

Multi-Tenant Buildings 3-6

Building 3: 1,971 SF

Building 4: 1,992 SF

Building 5: 1,339 SF & 1,810 SF

Building 6: 1,412 SF

Stand Alone Building 7

8,000 SF Available

Available Q1 2026- Grey Shell



Lease Rates

End Cap \$42.00/SF (NNN)

Inline \$37.00/SF (NNN)

Drive-Thru \$50.00/SF (NNN)

NNN \$6.50/SF

Property Highlights

New modern retail development for national and local businesses

Located just blocks from the new Salt Lake Bees' baseball stadium and University of Utah Hospital

Adjacent to WinCo Foods, Premier Pickle Ball Courts, Kiddie Academy, and Garage Grill

Coming soon: Intermountain Health Center, Holiday Inn, AutoMall and many others

Monument signage available

Grey shell delivery

Notable Surrounding Tenants:



Utah State Liquor Store

and many others!



2025 DEMOS



EST. POPULATION

1 MILE » 18,493

3 MILE » 98,580

5 MILE » 225,891



EST. HOUSEHOLDS

1 MILE » 6,295

3 MILE » 30,002

5 MILE » 67,745



EST. AVERAGE HH INCOME

1 MILE » \$137,955

3 MILE » \$160,874

5 MILE » \$156,630

NEWMARK

MOUNTAIN WEST

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PLUNJ.
kinetic
HAMMER & NAILS
 One Space Available
 1,971 SF

livewell
 animal hospital
SWEAT 440
 (Proposed)
 One Space Available
 1,992 SF

Pho Better
 Two Spaces Available
 1,339 & 1,810 SF Units

Zeppes
Libra Nails
 One Space Available
 1,412 SF

Stand-Alone
 Building 7
 Available
 Q1 2026

Herriman
 Main Street

Miller
 Crossing Drive



Herriman
 Main Street

Miller
 Crossing Drive

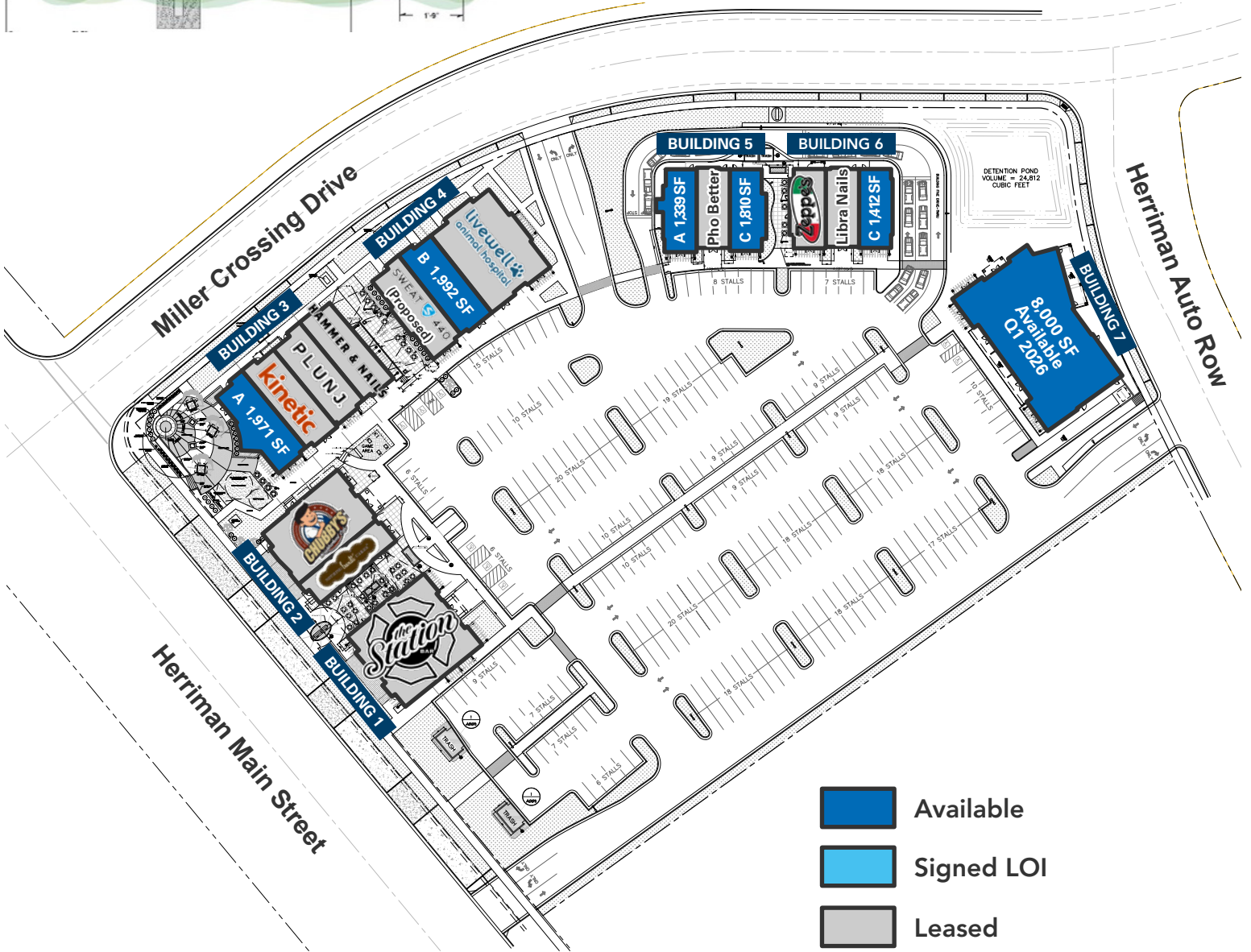
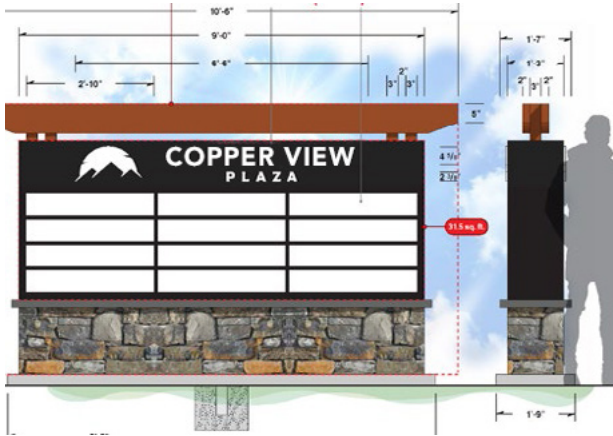


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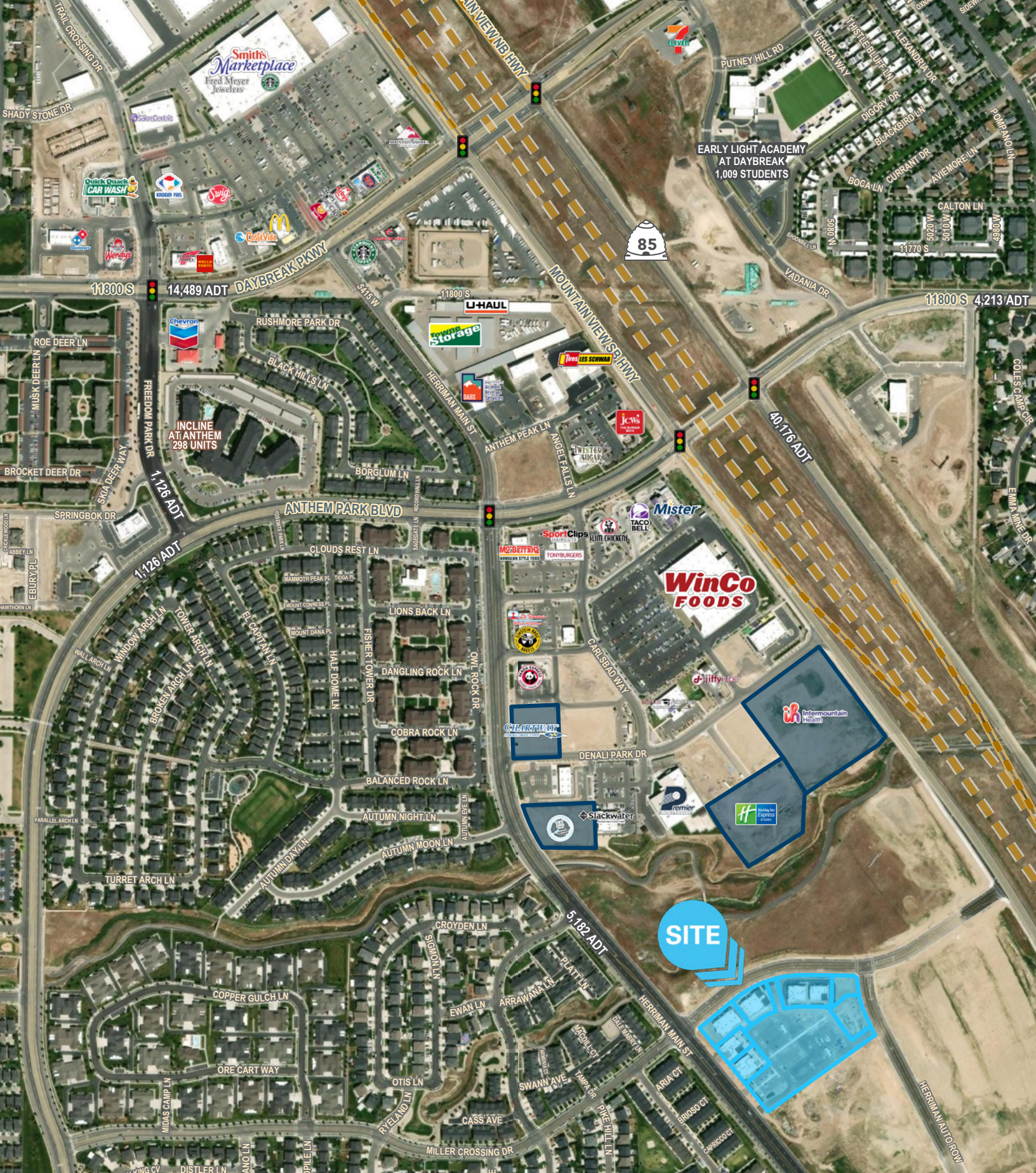
- Available
- Signed LOI
- Leased



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