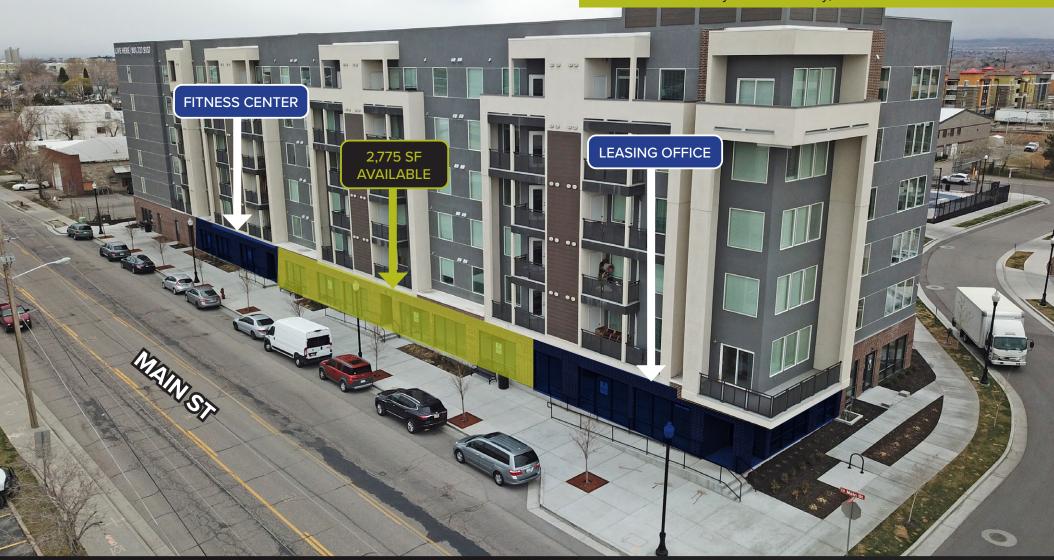
METRO AT FIRECLAY

62-78 West Fireclay Ave | Murray, Utah





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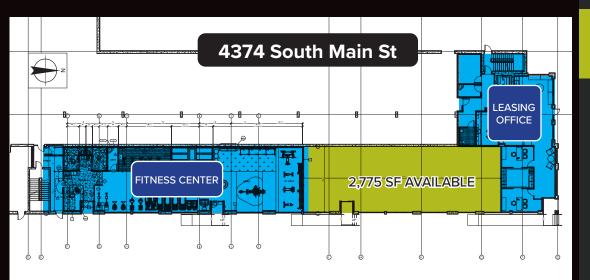
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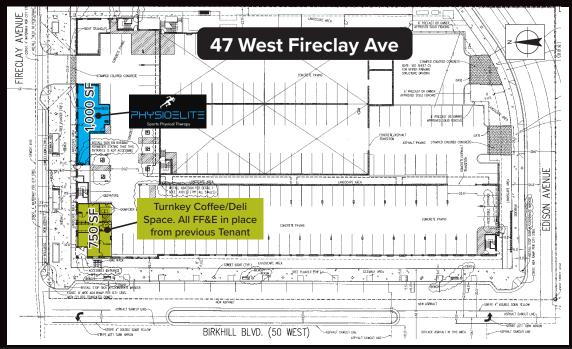
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METRO AT FIRECLAY

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Retail Space For Lease

- Size: 2,775 SF
- Lease Rate: \$17 PSF Gross
- Landlord to Deliver Vanilla Shell
- · Additional Buildout Available (For Qualified Tenants)

Turnkey Coffee/Deli Space

- Size: 750 SF
- Lease Rate: \$20 PSF Gross
- FF&E In Place From Previous Tenant

Features

- 340 Existing Multi-Family Units
 Access/Visibility from Fireclay Ave
 2,400 MF Units in 1/2 Mile Radius
 Close to Trax Station

- Walkable Street-Level Retail

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3 MILE DEMOGRAPHICS

METRO AT FIRECLAY

62-78 West Fireclay Ave | Murray, Utah

2023 Population



147,866

2023 Average Household Income



\$103,745

2023 Households



60,815

2023 Employees



90,281



DEMOGRAPHIC REPORT

		1 mi ring	1 mi ring		3 mi ring		5 mi ring	
Population	2023	17,734		147,866		398,100		
	2028	17,990		156,136		419,039		
	2010	12,789		134,508		362,332		
	2000	11,928	%	129,630	%	353,491	%	
Households		7,762		60,815		154,595		
	Average household size	2.27		2.37		2.53		
Household	< \$25,000	1,399	18.0	8,220	13.5	18,637	12.1	
income	\$25,000 - \$49,999	1,769	22.8	12,104	19.9	26,099	16.9	
	\$50,000 - \$74,999	1,365	17.6	11,293	18.6	27,643	17.9	
	\$75,000 - \$99,999	1,043	13.4	7,977	13.1	20,818	13.5	
	\$100,000+	2,187	28.2	21,222	34.9	61,400	39.7	
	Median household income	\$63,468		\$74,969		\$83,418		
	Average household income	\$91,106		\$103,745		\$118,048		
Total employees		14,897		90,281		198,422		
Business establishments		1,348		8,209		19,462		
	Industrial	208	15.4	1,151	14.0	2,573	13.2	
	Manufacturing	58	4.3	285	3.5	687	3.5	
	Commercial	462	34.3	2,489	30.3	5,870	30.2	
	Office	558	41.4	3,807	46.4	9,134	46.9	
	Other	63	4.7	478	5.8	1,197	6.2	
Race	White	11,628	65.6	104,618	70.8	288,927	72.6	
	Black	1,380	7.8	8,002	5.4	14,333	3.6	
	American Indian	246	1.4	1,522	1.0	3,691	0.9	
	Asian & PI	1,282	7.2	9,106	6.2	24,370	6.1	
	Other	3,199	18.0	24,618	16.6	66,780	16.8	
Hispanic population		3,560	20.1	27,334	18.5	74,044	18.6	
Sex	Male	8,850	49.9	73,159	49.5	198,018	49.7	
	Female	8,885	50.1	74,707	50.5	200,082	50.3	

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