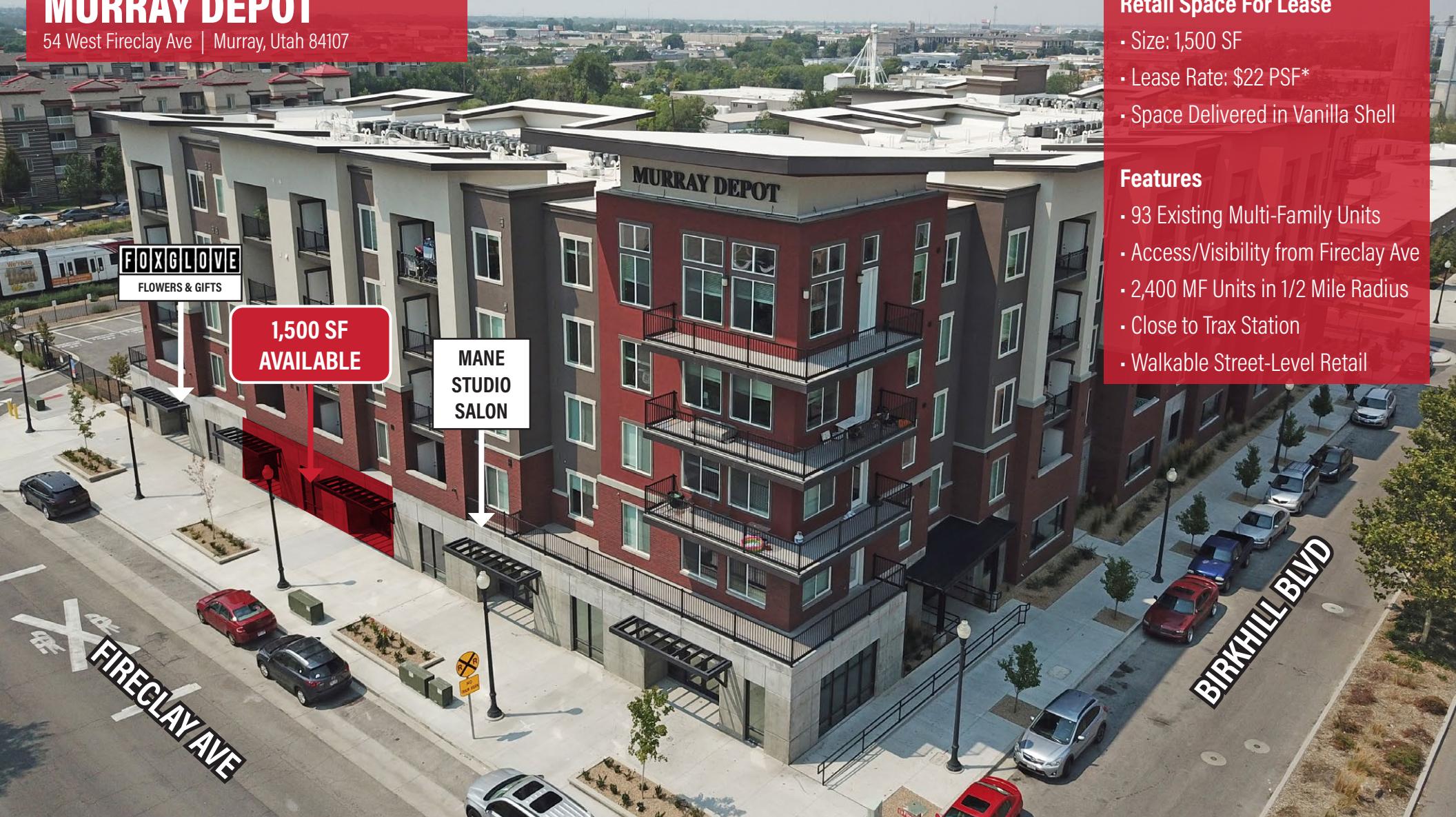


# RETAIL FOR LEASE

## MURRAY DEPOT

54 West Fireclay Ave | Murray, Utah 84107

\*Modified Gross Lease - Includes all CAM fees, culinary water, sanitary sewer, and trash services. Tenant responsible for electrical, natural gas, telephone, internet or cable utility services responsible for electrical, natural gas, telephone, internet or cable utility services.



## Property Highlights

### Retail Space For Lease

- Size: 1,500 SF
- Lease Rate: \$22 PSF\*
- Space Delivered in Vanilla Shell

### Features

- 93 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

HUNTER TODD  
**801.808.8146**

htodd@legendcommercial.com

CONNOR DEBRY  
**801.557.9119**

cdebry@legendcommercial.com

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801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
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# MURRAY DEPOT

54 West Fireclay Ave | Murray, Utah 84107

## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

	1 MILE	3 MILE	5 MILE
2025 POPULATION	20,485	150,534	394,026
2025 HOUSEHOLDS	8,826	61,716	154,949
2025 AVG HH INCOME	\$99,243	\$109,499	\$121,852
2025 BUSINESSES	1,344	8,468	20,054
2025 DAYTIME POPULATION	14,672	92,450	202,141



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