

FOR SALE OR LEASE



PROPERTY INFORMATION

- 3,918 RSF MAIN LEVEL OFFICE AVAILABLE
- NEWLY RENOVATED
- INCLUDES : (10) PRIVATE OFFICES, CONFERENCE ROOM, PRIVATE RESTROOM, WORK AREA, & BREAKROOM
- PERFECT FOR PROFESSIONAL OFFICE (LAWYER, ACCOUNTANT, MORTGAGE CO., ETC.)
- AMPLE PARKING : 4.00/1,000 SF
- TENANT IMPROVEMENTS AVAILABLE
- FIBER AVAILABLE

LEASE RATE: \$10.00/SF NNN

DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
POPULATION	18,762	141,061	345,992
HOUSEHOLDS	8,097	56,288	130,378
AVG HOUSEHOLD INCOME	\$62,685	\$61,027	\$65,036

TRAFFIC COUNTS

900 East : 35,351 Annual Average Daily Traffic
 Van Winkle Expy : 46,444 Annual Average Daily Traffic

SALE PRICE : \$695,000.00

\$4,000/Month based on 10% SBA down payment, 5% interest rate and 25 year amortization

5107 South 900 East, Murray, UT 84117

