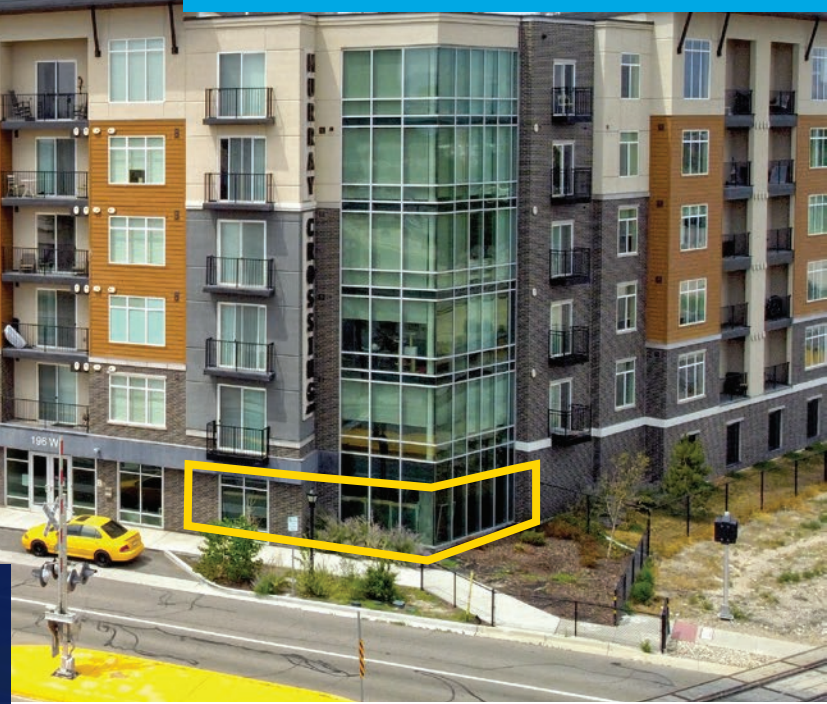


Colliers

Coffee Shop-Ready

Retail For Lease



Murray Crossing

196 W. Vine St | Murray, UT

Lease Rate:
\$25.00/SF

Modified Gross,
\$1.00 CAMS

Tenant pays utilities and
janitorial only

Building amenities

- 1,700 SF available
- Turnkey coffee shop
- Street level retail in a luxury apartment community
- Walk to TRAX and Frontrunner
- All right turns to I-15 access
- Minutes from Intermountain Medical Center and State Street amenities
- Ready for occupancy
- Abundant daytime covered parking
- Prominent eyebrow signage

2024 Demographics

Population



1 Mile	12,915
3 Miles	150,644
5 Miles	406,509

2029 Projected Population



1 Mile	14,667
3 Miles	152,411
5 Miles	412,148

Median Household Income



1 Mile	\$75,020
3 Miles	\$77,876
5 Miles	\$85,102

Average Household Income



1 Mile	\$93,495
3 Miles	\$105,338
5 Miles	\$114,486

Households



1 Mile	4,857
3 Miles	59,644
5 Miles	154,948

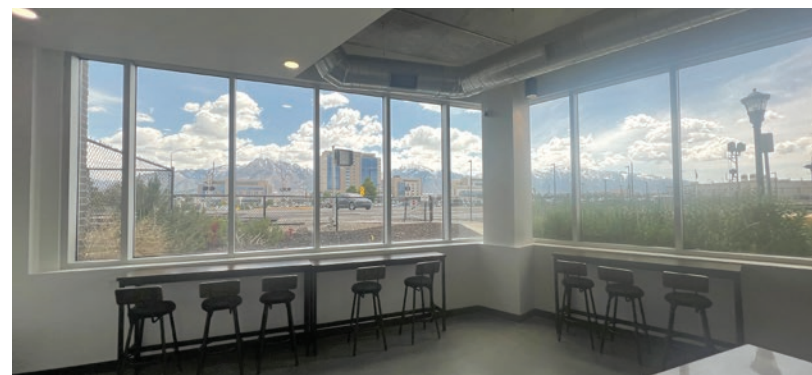
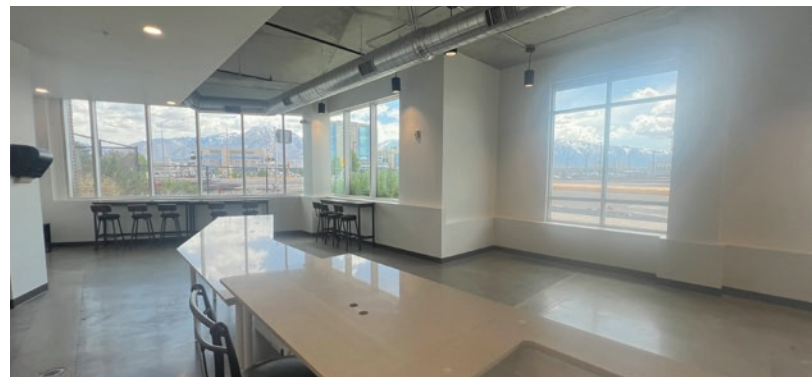
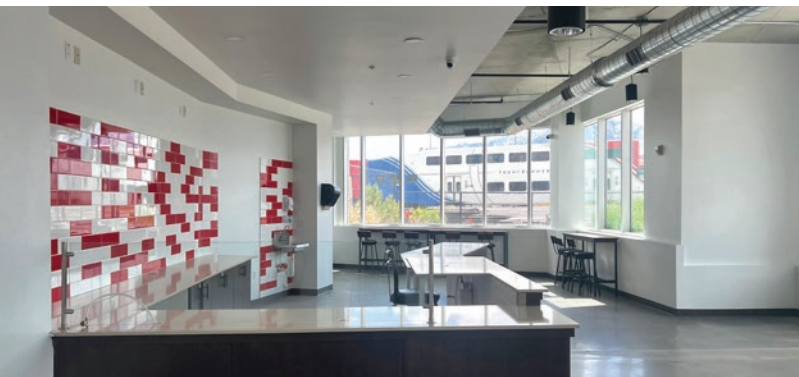
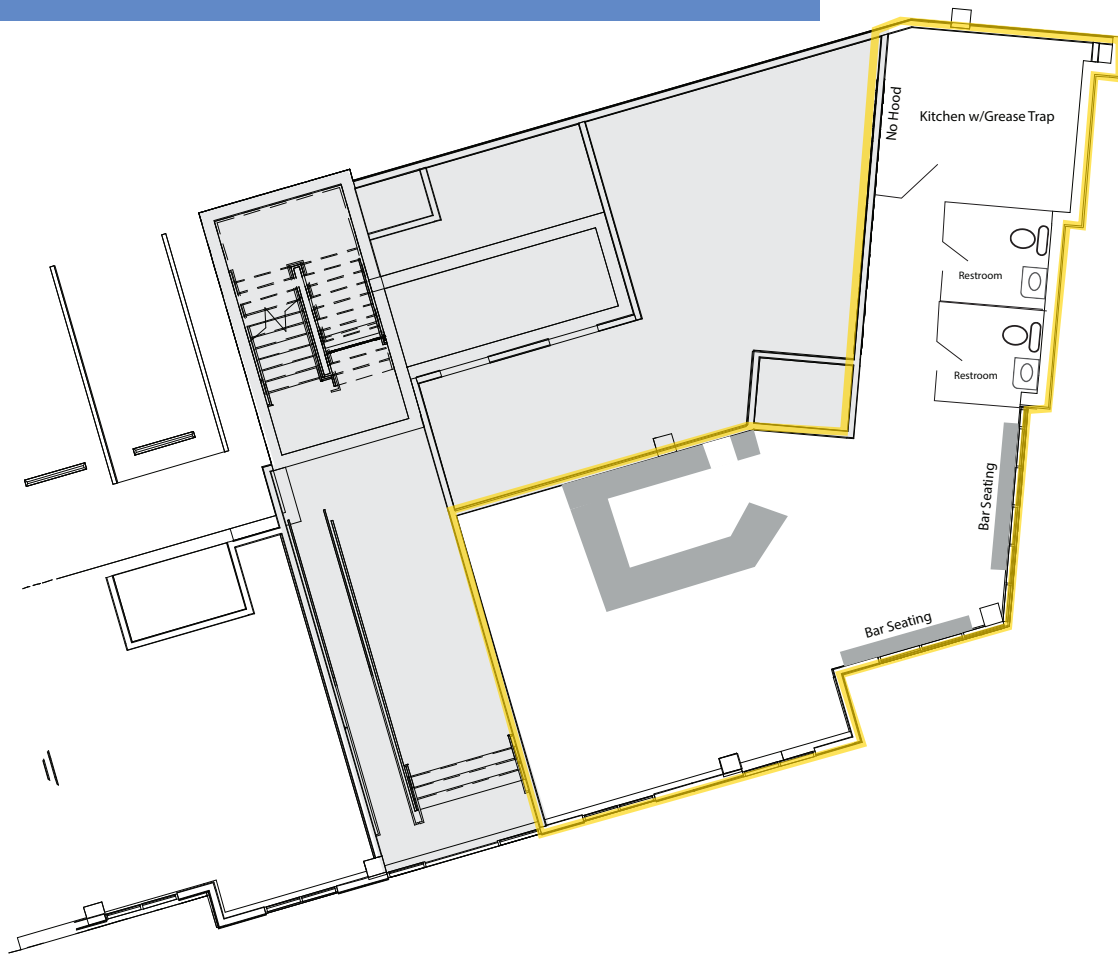
Median Age

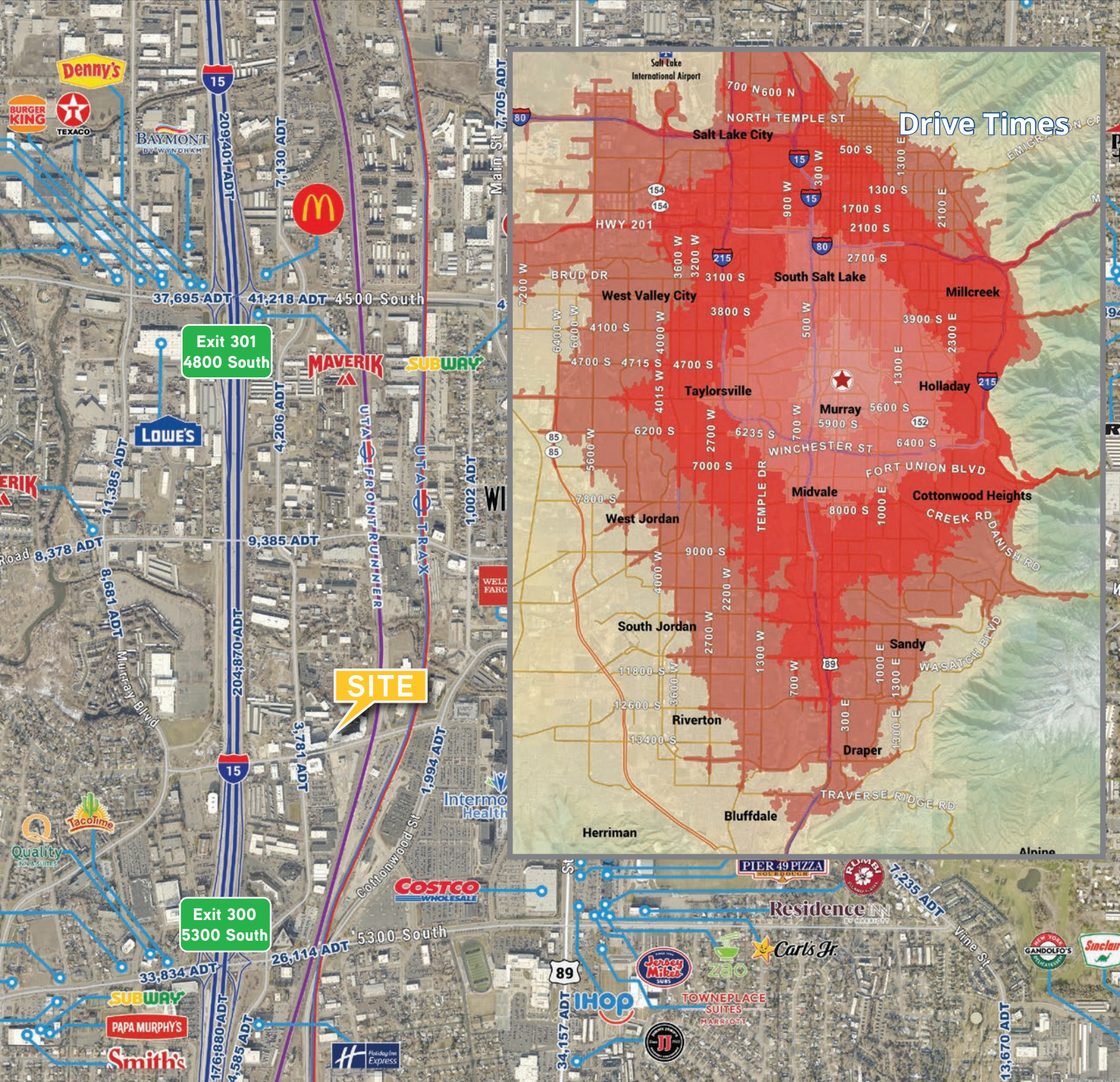


1 Mile	32.8
3 Miles	34.8
5 Miles	34.8

Floor Plan & Photos

196 W Vine Street Murray, Utah





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