

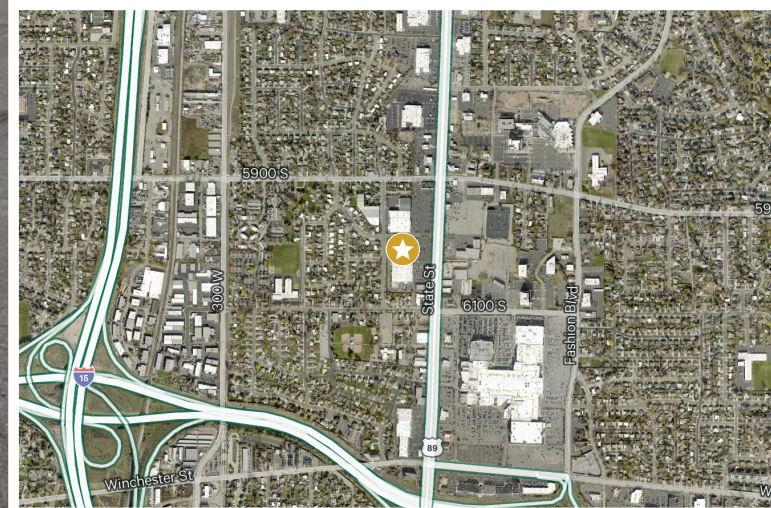
FOR LEASE

# Burlington

## EXCESS

5976 STATE STREET  
MURRAY, UT 84107

±41,968 SF  
COMING  
AVAILABLE



# PROPERTY HIGHLIGHTS



Excellent visibility



Dense trade area



Access to I-15 & I-215



Signalized intersection



Pylon/Monument Signage available



Regional shopping center

**Space Size** ±41,968 SF

**Year Built** 1974

**Zoning** C-D

**Frontage** 172'

**Loading Docks** 1 Proposed

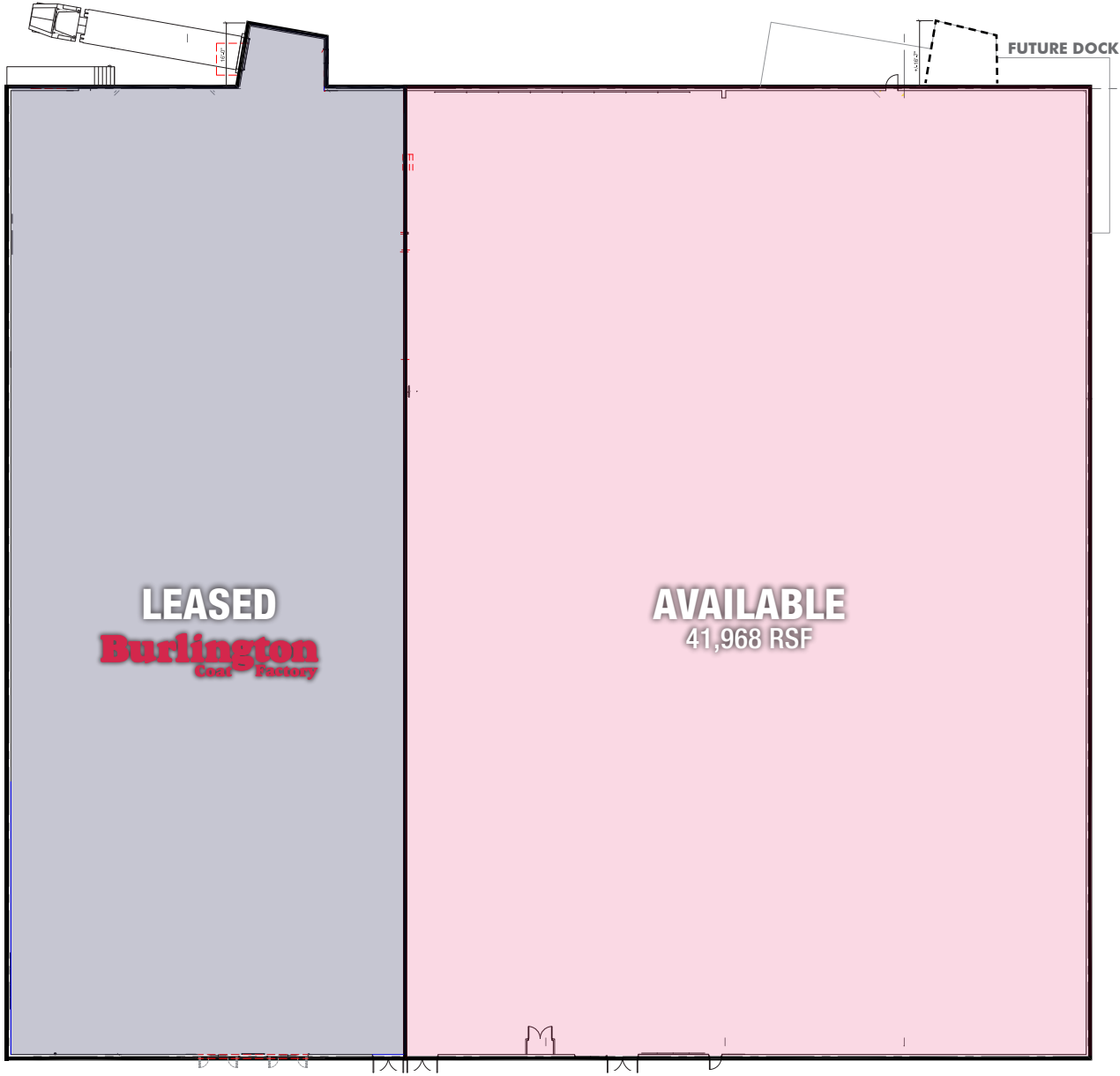
**Clear Heights** 16'

**Parking** 156 Spaces

*Tenant responsible for verifying zoning and obtaining use approval from local municipality.*



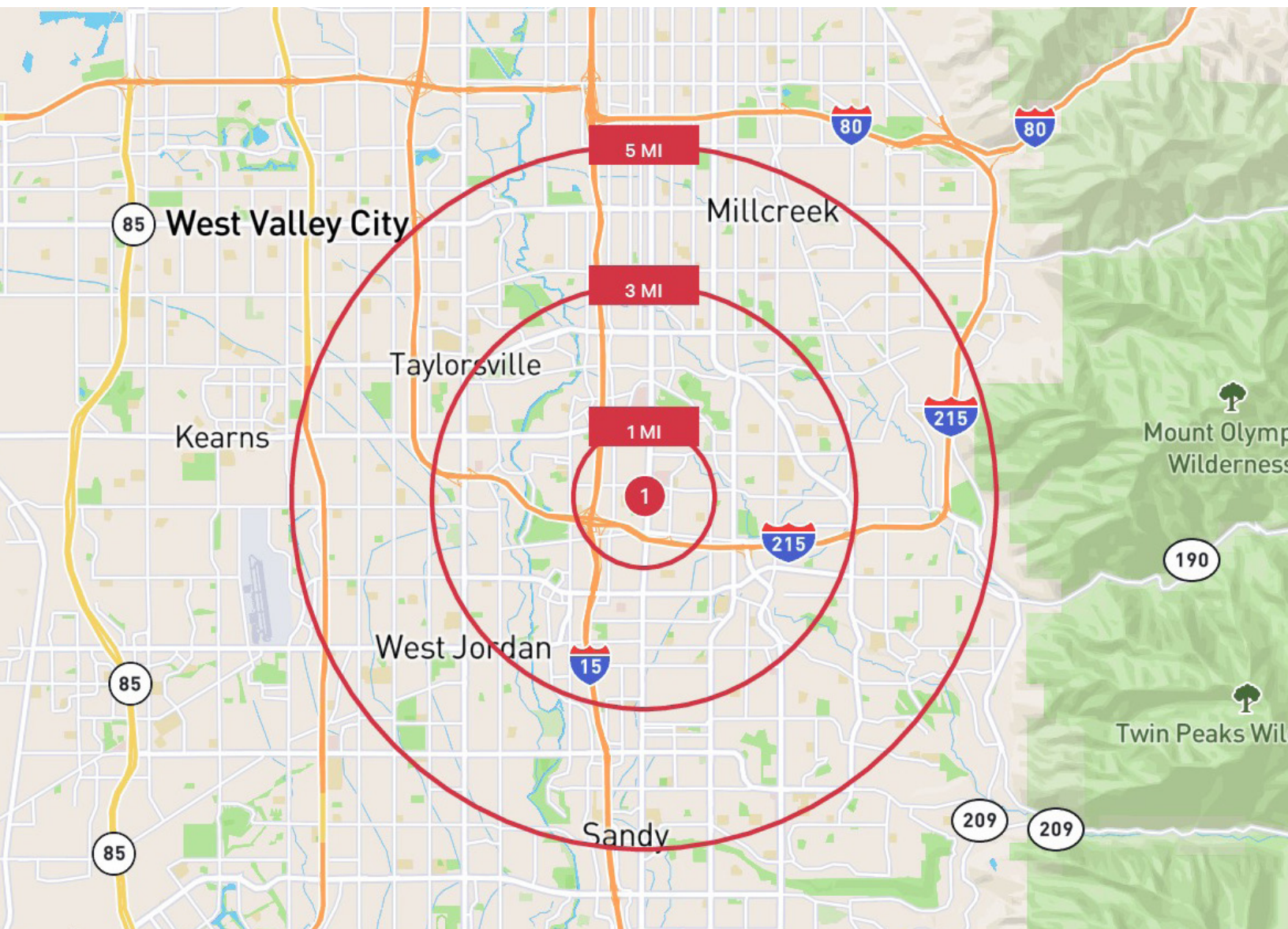
# FLOOR PLAN



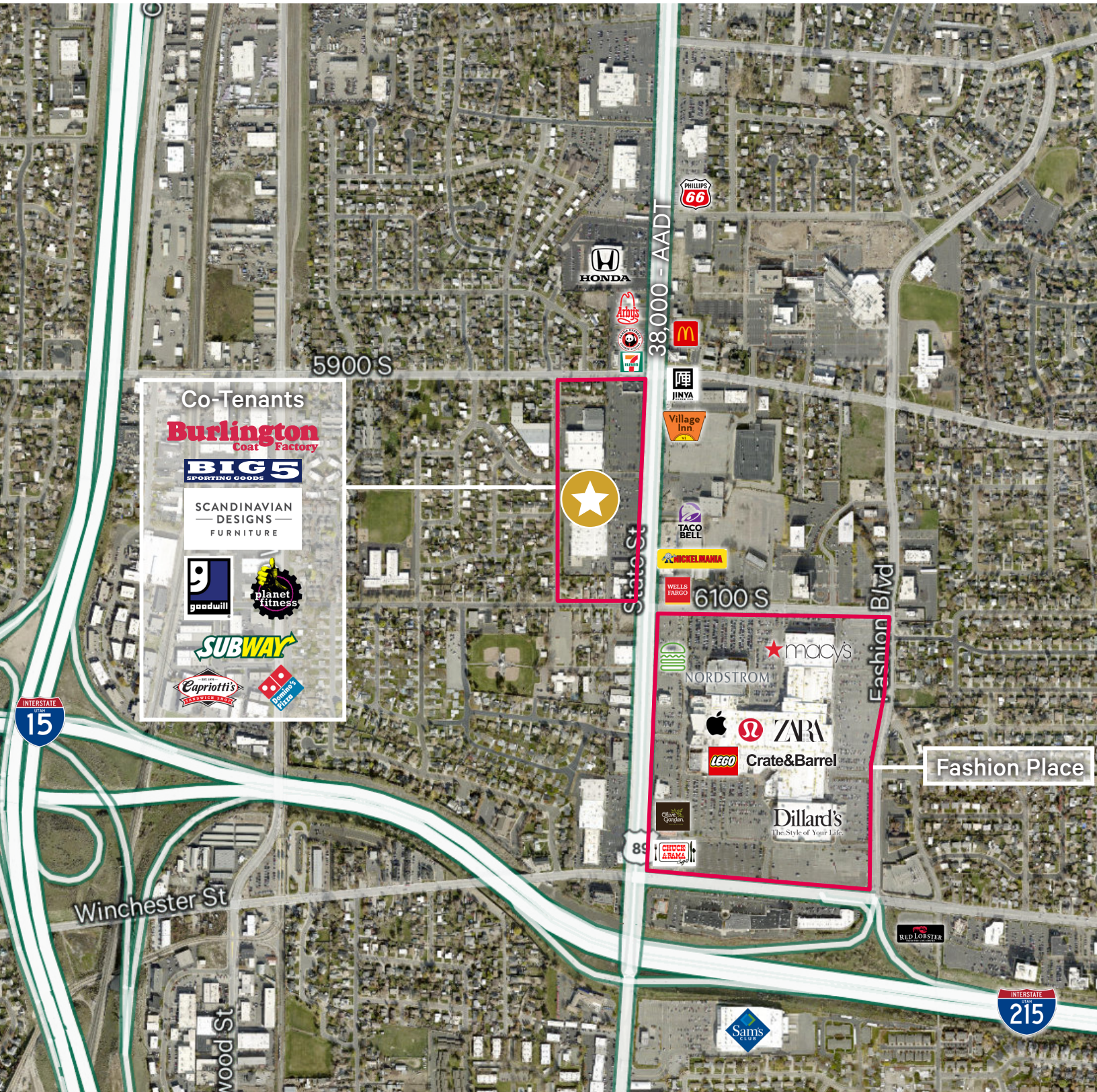
# RETAIL TRADE AREA

Shadow Anchored by Fashion Place, with easy access to I-15 & I-215

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	11,724	147,801	395,525
Daytime Population	25,008	177,930	420,000
Average HH Income	\$114,911	\$111,386	\$118,601



# AREA MAP



# ADDITIONAL PHOTOS



# Burlington

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**For additional information, please contact:**



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