

COPPER VIEW PLAZA

FOR LEASE



PROPERTY DETAILS

5217 W. Miller Crossing Dr., Herriman, UT 84096

- Available: 1,810–8,400 SF
- 39,660 ADT on Mountain View Corridor
- Located in a rapid growth, high income area
- Herriman was the fastest-growing city over 10,000 residents in the US between 2010-2019
- Contact listing agent to schedule a tour

SURROUNDING TENANTS



Herriman City is located in the southwest portion of Salt Lake County. It is a master-planned community, balancing small-town appeal while aggressively pursuing economic development opportunities.



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Available Space

Multi-Tenant Buildings 4-6

- Building 4: 1,992 SF
- Building 5: 1,810 SF
- Building 6: Fully Leased

Building 7 (8,400 SF)

- 5 Suites Available
- 1,500–2,200 SF Units
- Grey Shell Delivery Q2 2027

Building 8 (5,500 SF)

- 3 Suites Available
- 1,500–2,200 SF Units
- Grey Shell Delivery Q2 2027

Lease Rates

- End Cap \$42.00/SF (NNN)
- Inline \$37.00/SF (NNN)
- Drive-Thru \$50.00/SF (NNN)
- NNN \$6.50/SF

Property Highlights

- New modern retail development for national and local businesses
- Located just blocks from the new Salt Lake Bees' baseball stadium and University of Utah Hospital
- Adjacent to WinCo Foods, Premier Pickle Ball Courts, Kiddie Academy, and Garage Grill
- Coming soon: Intermountain Health Center, Holiday Inn, AutoMall and many others
- Monument signage available
- Grey shell delivery

Notable Surrounding Tenants:



and many others!



2026 DEMOS



EST. POPULATION

1 MILE » 21,104
3 MILE » 105,194
5 MILE » 233,695



EST. HOUSEHOLDS

1 MILE » 6,295
3 MILE » 30,002
5 MILE » 67,745



EST. AVERAGE HH INCOME

1 MILE » \$137,955
3 MILE » \$160,874
5 MILE » \$156,630

NEWMARK

MOUNTAIN WEST

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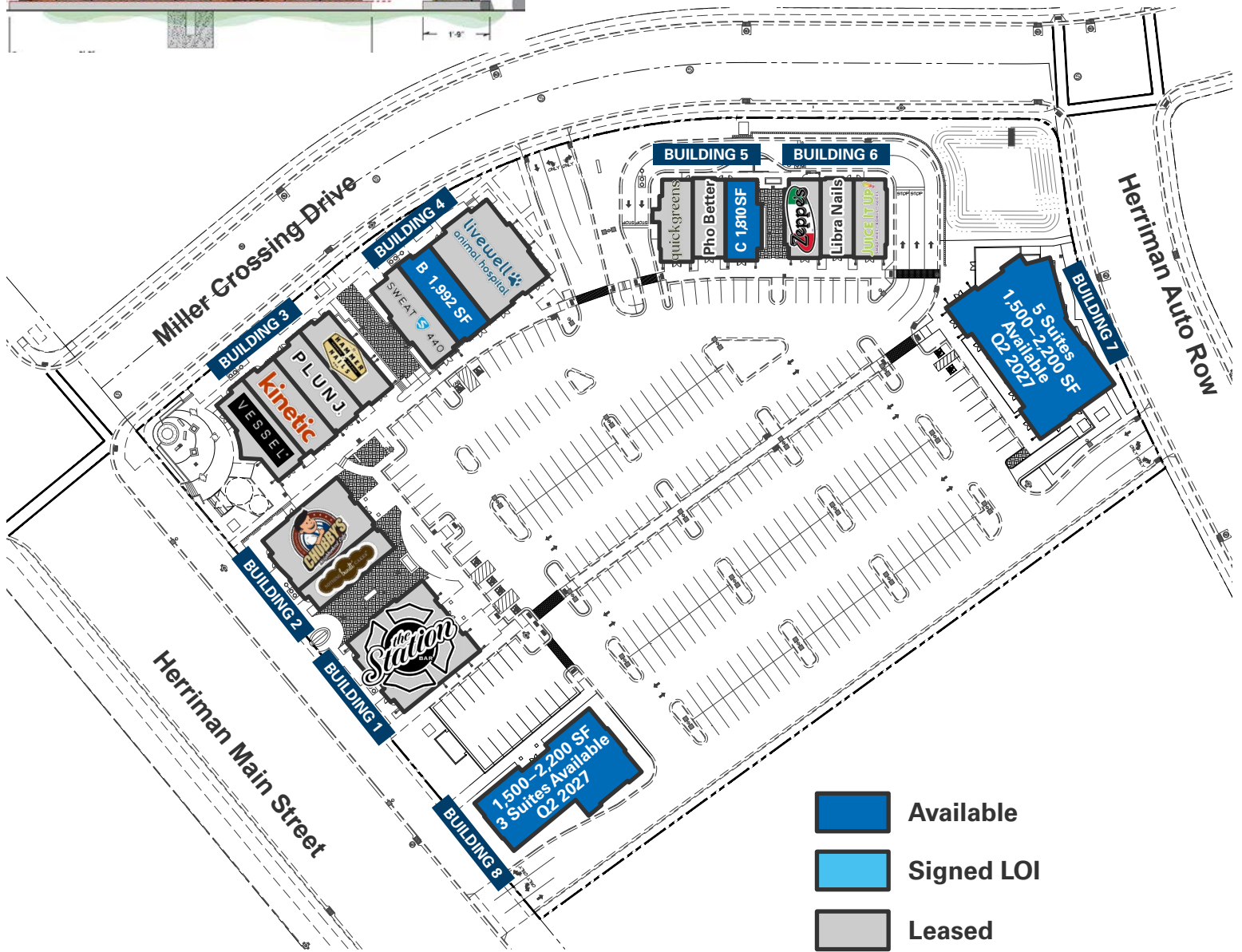
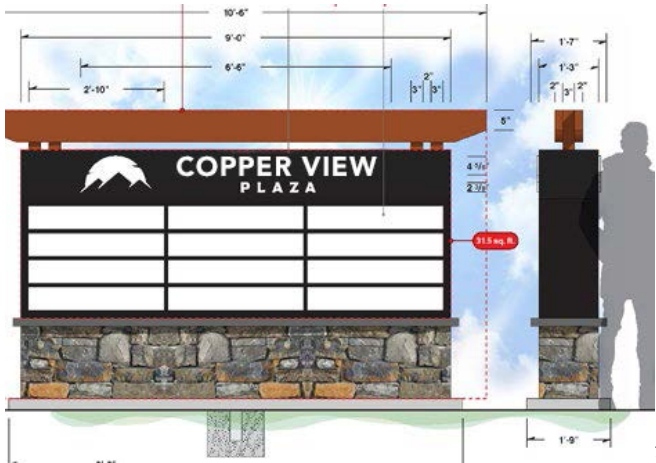


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COPPER VIEW PLAZA



- Available
- Signed LOI
- Leased



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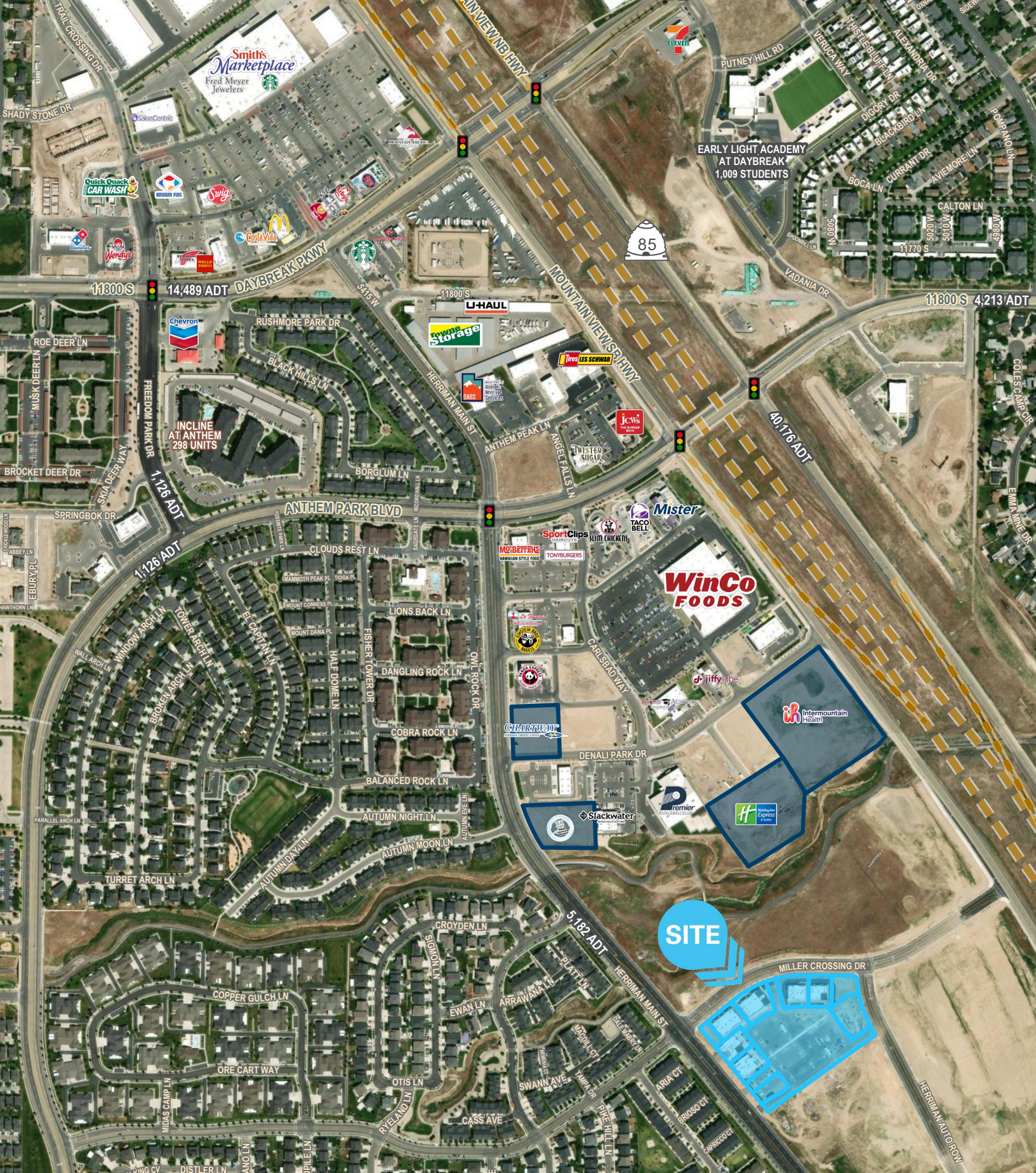
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