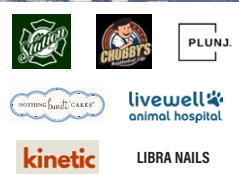


FOR SALE OR GROUND LEASE

MIDAS CROSSING

12600 South & Mountain View Corridor (NWC) | Herriman, Utah 84096



MILLER CROSSING

HERRIMAN AUTO ROW

MOUNTAIN VIEW CORRIDOR
40,000 ADT

MYLER CROSSING

HERRIMAN MAIN ST

12600 SOUTH 29,000 ADT

Property Highlights

- 0.85 to 14.8 Acre Lots
- 3,200 SF Lot Available for ATM, Billboard or Cell Tower
- Sale Price: Contact Agents
- Ground Lease: Contact Agents
- Easy Access from Mountain View Corridor
- High-Growth Area
- Approved Uses Include: Hotels, New/Used Auto Dealers, Boats, RV's and ATV's

GARAGE GRILL

PROPOSED

Jack in the box

java express

Beto's MEXICAN FOOD

Quer chit!

GOOD2GO

Quick, Quick CAR WASH

ZIONS BANK

DISCOUNT TIRE

GOOD2GO

GARAGE GRILL

JOE MILLS
801.930.6755

jmill@legendcommercial.com

CHLOE CYPERS
801.644.6299

ccypers@legendcommercial.com

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

801.930.6750
www.legendcommercial.com

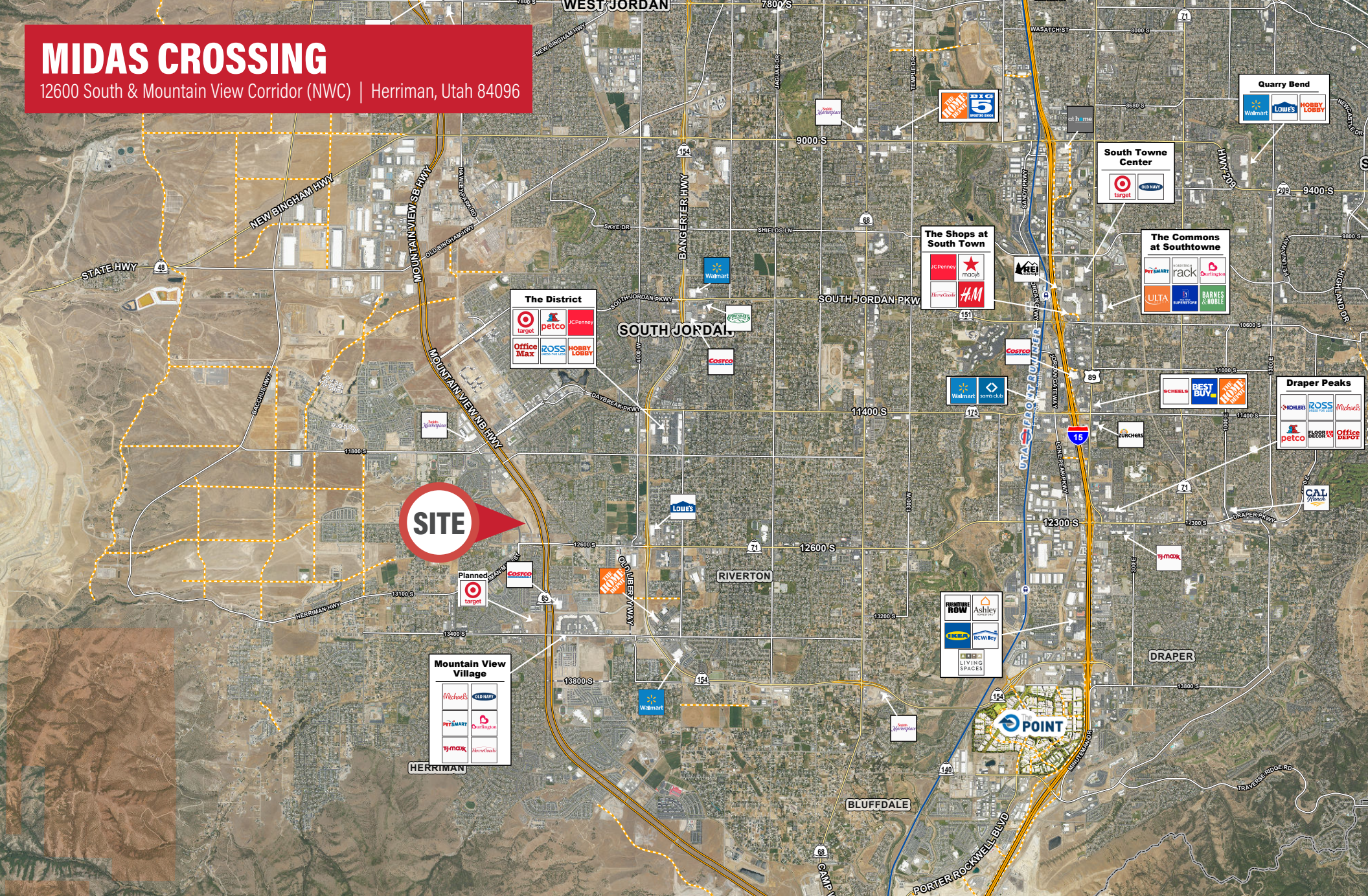
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



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12600 South & Mountain View Corridor (NWC) | Herriman, Utah 84096



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801.930.6755
jmills@legendcommercial.com

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	19,898	108,531	229,114
2031 PROJECTED POPULATION	20,324	112,129	235,072
2026 HOUSEHOLDS	6,848	33,685	70,682
2026 AVG HH INCOME	\$144,440	\$171,947	\$167,163
2026 BUSINESSES	318	2,391	5,643
2026 DAYTIME POPULATION	1,756	18,177	43,771



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