# 4147 WEST 5415 SOUTH **KEARNS, UTAH**





FOR SALE OR LEASE

4,220 SF AND/OR 4,000 SF RETAIL

### PROPERTY FEATURES

EXISTING 18,605 SQUARE FOOT BUILDING HAS BEEN FULLY **RENOVATED AND DIVIDED AS FOLLOWS:** 

(2) ADJACENT UNITS: 4,220 SF AND/OR 4,000 SF

10.385\* SF leased to NAPA Auto Parts Tenant:

INCOMF:

Current: \$48,000/yr, NNN Jan. 2016: \$60,000/yr. NNN Jan. 2017: \$72,000/yr. NNN

• For Lease: 4,000\* SF former dance studio Rate:

\$2,500/mo. SEC of building

Details for this space on separate flyer

For Lease: 4,220\* SF storefront space

Not built-out. Cold shell condition

C-2 Zoned.

Pole sign

Fire sprinkled

· Fully renovated including; new mechanical, electrical, HVAC

New slab

Owner will sell. Please call for details.

\*Approximate



For more information, please contact:

**KYLE MCMULLIN** 

Senior Director / Real Estate Advisor (801) 303 5480

kmcmullin@comre.com

PAUL WESTENSKOW

Senior Director - Industrial / Investment / Land (801) 303 5557 pwestenskow@comre.com

CUSHMAN & WAKEFIELD | COMMERCE

170 South Main Street, Suite 1600 Salt Lake City, Utah 84101 (801) 322 2000 www.comre.com

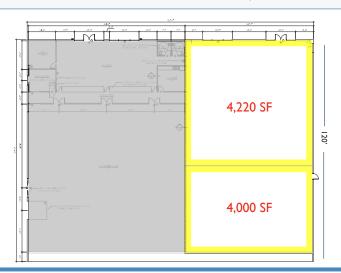
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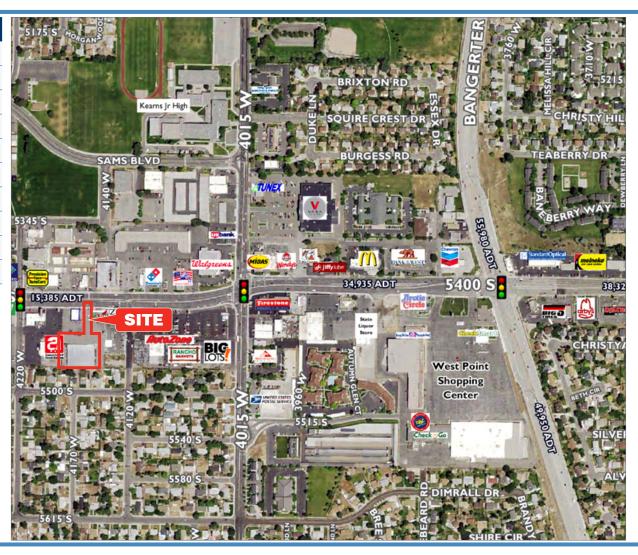
## 4147 WEST 5415 SOUTH

## Kearns, Utah

DEMOGRAPHICS	I MILE	3 MILE	5 MILE
POPULATION			
2013 Estimated Population	21,324	168,079	347,336
2018 Projected Population	23,277	183,450	378,888
HOUSEHOLDS			
2013 Estimated Households	6,207	49,545	104,182
2018 Projected Households	6,780	54,115	113,798
2013 Est. Median HH Income	\$57,399	\$59,179	\$57,942
2013 Est. Average HH Income	\$60,957	\$64,793	\$63,704
2013 Est. Per Capita HH Income	\$17,771	\$19,210	\$19,266

DEMOGRAPHICS PROVIDED BY: APPLIED GEOGRAPHIC SOLUTIONS 04/2013, TIGER GEOGRAPHY





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