

4147 WEST 5415 SOUTH
KEARNS, UTAH

FOR SALE OR LEASE

PRICE: \$950,000 (\$51/SF)



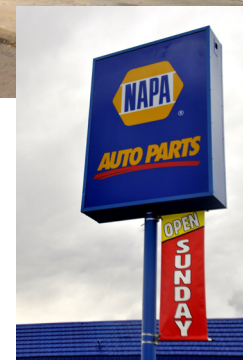
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18,600 SQ. FT. RETAIL (NAPA BLD.)

PROPERTY FEATURES

- **Leased:** 10,385 SF leased to Genuine Parts Company (aka NAPA Auto Parts).
Income: Current: \$48,000/yr, NNN
Jan. 2016: \$60,000/yr. NNN
Jan. 2017: \$72,000/yr. NNN
Extension Options:
Years 4-6: \$72,000/yr.
Years 7-9: \$76,407/yr.
- **Vacant:** 8,220 SF. Offered for lease as follows:
 - 4,000* SF former dance studio at SWC of bld. Existing Improvements (2012 construction) includes 4 dance studios (1 with double sliding partition), large reception area with storage and office, 2 restrooms, 2 HVAC zones, fire sprinklered. Rate: \$2,500/mo NNN
 - 4,220* SF adjacent storefront space not built-out. Cold shell condition. Lease rate function on tenant improvement cost. Call for details.
- Zoned: C-2
- Pole sign
- Fire sprinkled

*Approximate



For more information, please contact:

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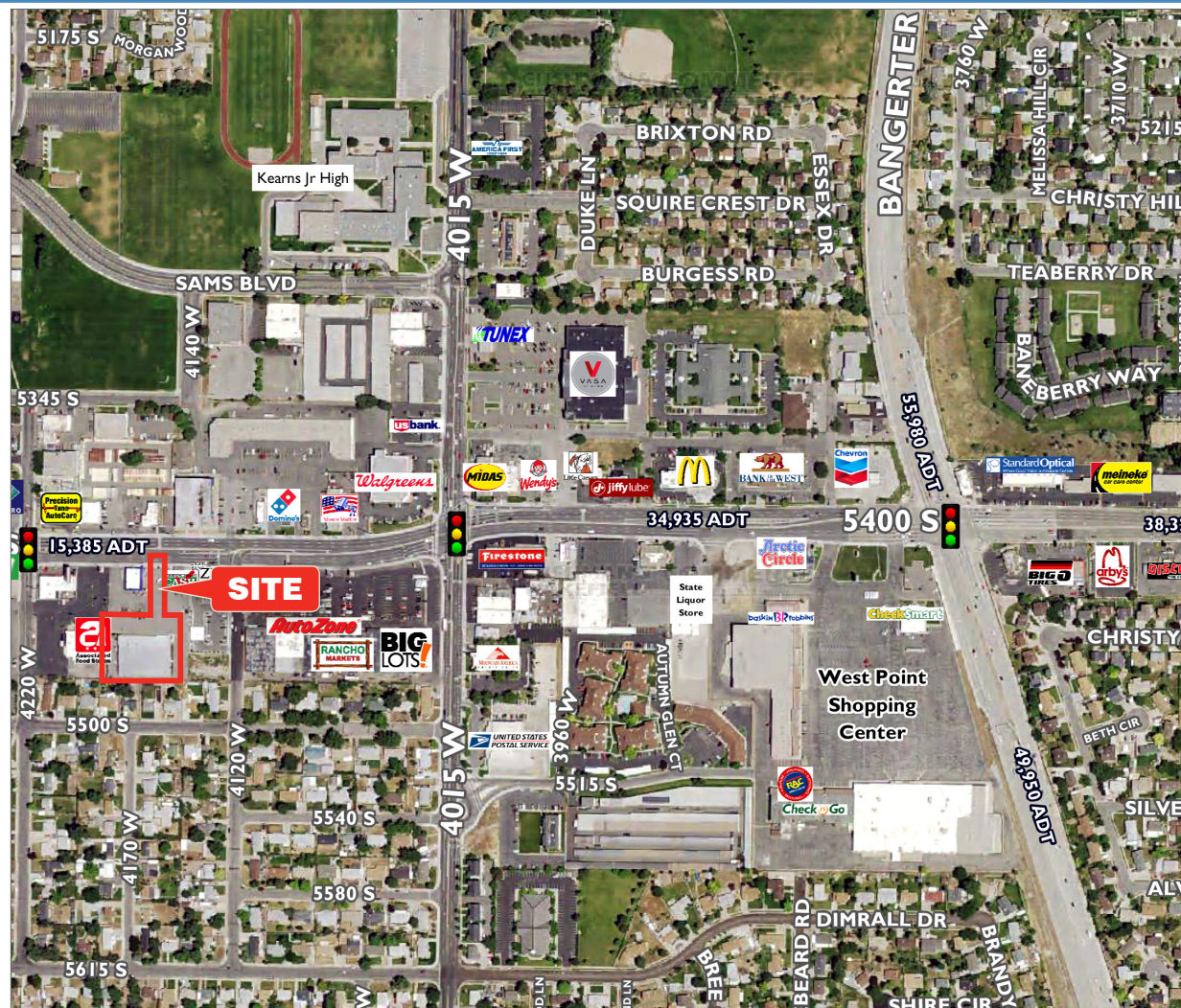
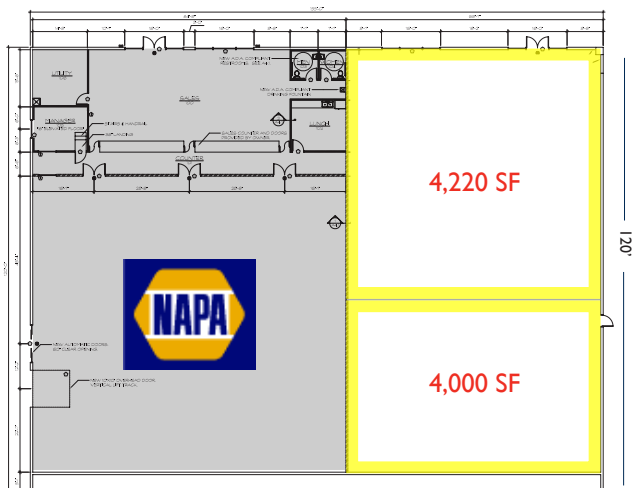
CUSHMAN & WAKEFIELD | COMMERCE

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Kearns, Utah

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

DEMOGRAPHICS	1 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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