

4147 WEST 5415 SOUTH
KEARNS, UTAH



COMMERCE
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

FOR SALE OR LEASE

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

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:

- Tenant: 10,385* SF leased to NAPA Auto Parts
INCOME:
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
- Zoned: C-2
- Pole sign
- Fire sprinkled
- Fully renovated including; new mechanical, electrical, HVAC
- New slab

Owner will sell. Please call for details.

*Approximate



NAPA PORTION

For more information, please contact:

KYLE MCMULLIN

Senior Director / Real Estate Advisor

(801) 303 5480

kcmullin@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

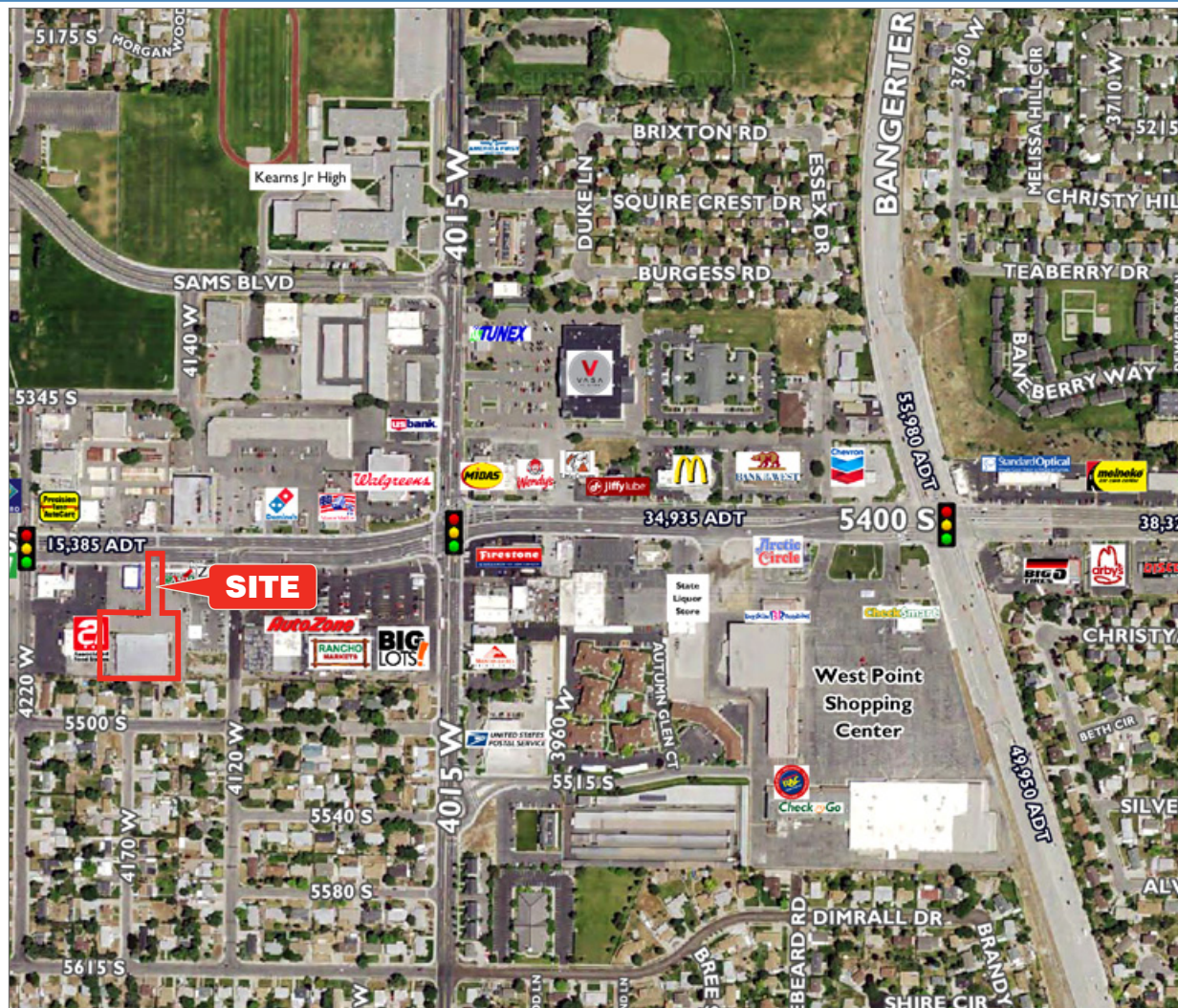
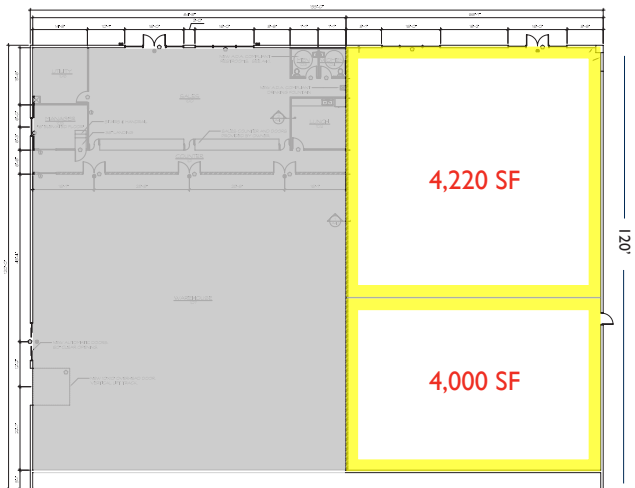
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(2) ADJACENT
UNITS: 4,220 SF
AND/OR 4,000 SF

Kearns, Utah

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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