



Investment Realty
ADVISORS

4140 West 5415 South Kearns, UT 84118
Single Level Office Available Now

EVAN WRYE

Vice President of Commercial Leasing
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ELLIOT ABEL

Associate Broker
435.485.7070
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Up to 918 SF of Retail Space

PROPERTY SUMMARY

**LOCATION DESCRIPTION**

Retail opportunity in the heart of Kearns. Located at 4140 W 5415 S, Kearns, UT 84118, this small retail space offers a highly accessible neighborhood location surrounded by established residential communities, local businesses, and daily-service retail demand. The building and individual space can be seen by a high amount of daily traffic on 5400 South and less than a minute away from Bangerter Highway.

AVAILABLE SUITES - SUITE D

This bright, highly visible retail space features large storefront windows that provide excellent exposure to high daily traffic while filling the interior with abundant natural light. The unit offers a spacious open floor plan that can be adapted for a variety of retail, service, showroom, or professional uses.

OFFERING SUMMARY

Lease Rate:	21.00sf/yr
Lease Type:	NNN
Number of Units:	1
Available SF:	918 SF
Total Building Size	18,825 SF
Lot Size:	1 Acre

Parking Ratio:	2/1,000
ADA Parking Stalls:	1
Total Parking Stalls:	42
ADA Compliant:	Yes
AADT:	32,609

Lease Term:	1-5+ years
Available Date:	Now

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SITE AND AVAILABILITY



EVAN WRYE

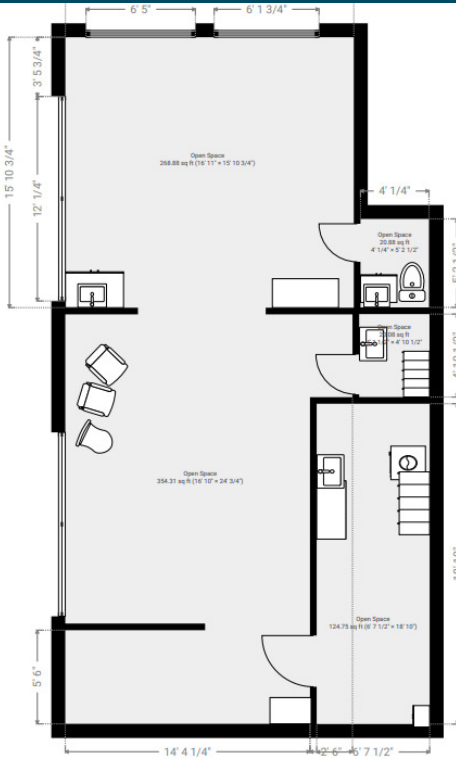
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SUITE D FLOOR PLAN & PHOTOS



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LOCATION MAP



Map
data
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