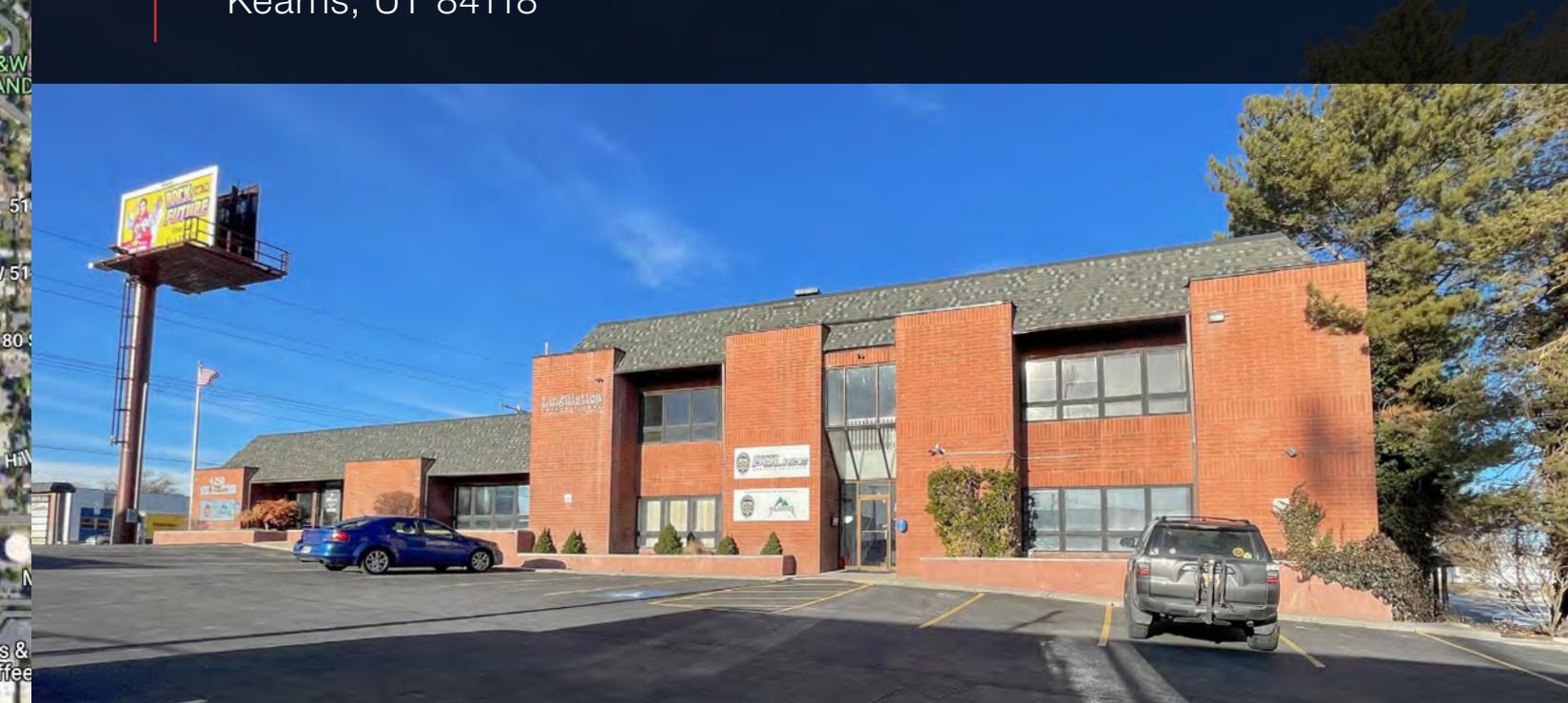


# Linguistica International Building

4244 - 4250 W. 5415 S.  
Kearns, UT 84118



# OFFICE | FOR SALE

Impressive owner occupant opportunity, aggressively priced at \$160.00sf. NNN. C-2 Zoning allows for office & retail uses in the heart of Kearns. With both on site parking and municipal parking adjacent to the north side. Next to the Kearns Library it is the current home of the Kearns PD who will be vacating in August 2025. In addition to numerous security enhancements, it features an elevator, and basement level in addition to the 2 levels above ground.

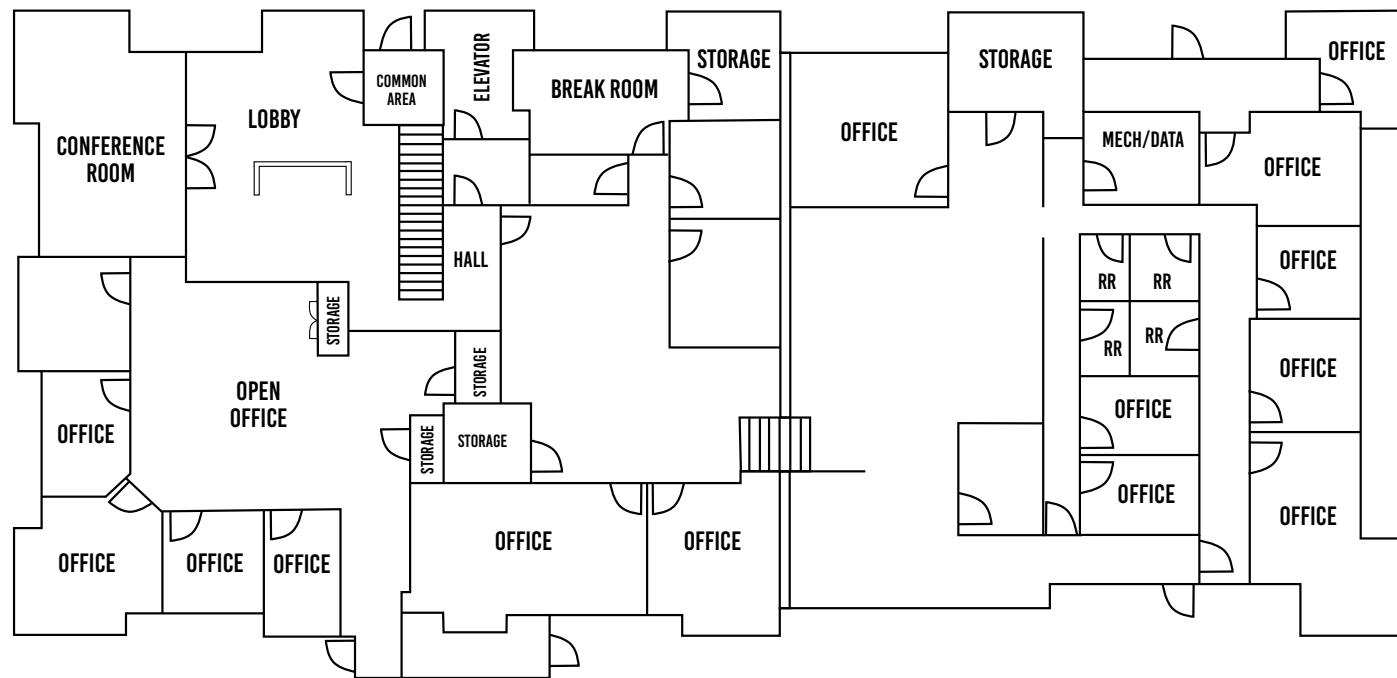
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 EST	22,175	162,812	367,067
2029 PROJ	23,605	167,627	380,145
HOUSEHOLDS			
2024 EST	6,664	48,323	113,897
2029 PROJ	6,720	48,903	119,821
INCOME			
2024 AVG	\$117,890	\$135,047	\$134,781
2024 MED	\$98,680	\$110,523	\$109,388

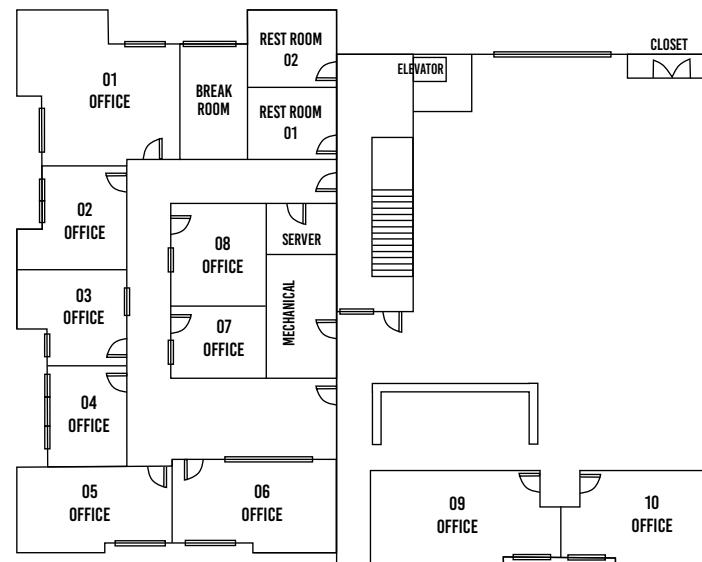
## PROPERTY INFORMATION

- 16,874 SF building
- Sales price: \$2,700,000
- Lot is approx 0.65 acres

## Floor Plans - Main Level



## Second Level



## Basement

