

HEBER CROSSING

FOR LEASE



PROPERTY DETAILS

1131 S. Main St., Heber City, UT 84032

- Contact listing agent for pricing
- Multi-tenant strip building
 - » 1,385 SF available with drive-thru
- Zoning: C-2
- Traffic counts: 34,946 ADT on Main Street
- High income trade area

2025 DEMOS



EST. POPULATION

1 MILE » 8,076
3 MILE » 21,220
5 MILE » 28,734



EST. HOUSEHOLDS

1 MILE » 2,392
3 MILE » 6,388
5 MILE » 8,913



EST. AVERAGE HH INCOME

1 MILE » \$115,532
3 MILE » \$138,604
5 MILE » \$158,801



RYAN STEWART
rstewart@newmarkmw.com
direct 801.578.5541
[View Profile](#)

SCOTT BRADY
sbrady@newmarkmw.com
direct 801.456.8804
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



1,385 SF AVAILABLE DRIVE-THRU

Walmart*
petco

SPORTSMAN'S WAREHOUSE

Tires LES SCHWAB

Sinclair

MOSIPA MARKET

MATTRESS FIRM

Main Street

KNEADERS BAKERY & CAFE

34,946 ADT

1000 South

HATU PLUNGE SPA
nom nom Thai

NATURAL GROCERS

ANYTIME FITNESS

AARDVARK
GENUINE HANDMADE

NEWMARK
MOUNTAIN WEST

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

BUILDING A

235	MOSIDA MARKET FARMHOUSE KITCHEN	2,210 SF
224	MATTRESS FIRM	4,200 SF

BUILDING B

1B	NOM NOM THAI	1,345 SF
2B	HATU PLUNGE SPA	2,412 SF
3B	AVAILABLE w/Drive-Thru	1,385 SF

BUILDING C

1C	ANYTIME FITNESS	4,526 SF
2C	AARDVARK GENIUS TUTORING	1,879 SF



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MULTI-TENANT BUILDING



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