

# HEBER CROSSING

FOR LEASE



## PROPERTY DETAILS

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

- Contact listing agent for pricing
- Building A: 2,210 SF drive-thru space available on Main Street
- 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**

**NEWMARK**  
MOUNTAIN WEST

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## BUILDING A

235	AVAILABLE	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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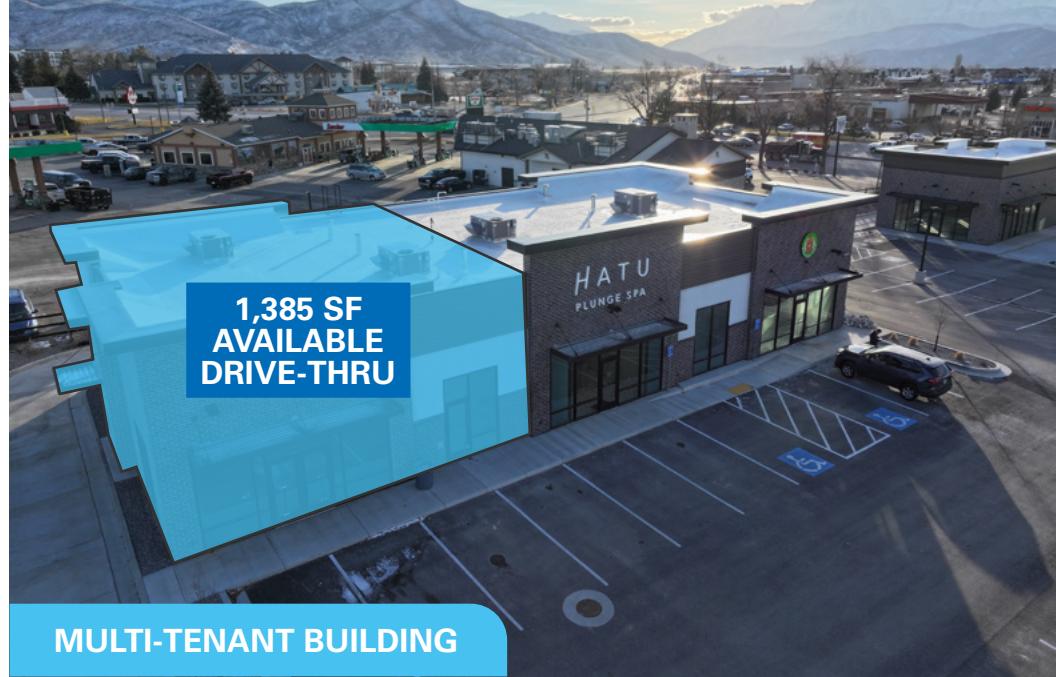
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STAND-ALONE BUILDING



MULTI-TENANT BUILDING



STAND-ALONE BUILDING



STAND-ALONE BUILDING

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