

HEBER CROSSING



NOW UNDER CONSTRUCTION

FOR LEASE



SAMUEL J BRADY ARCHITECTS

PROPERTY DETAILS

1131 SOUTH MAIN STREET, HEBER CITY, UT 84032

- Contact Listing Agent for Pricing
- New Office | Retail Building
- Office | Retail Building: 1,879 SF Available
- Strip Center
 - » Sublease Available - Suite 2 - 2,412 SF
- Zoning: C-2
- Traffic Counts: 34,060 ADT on Main Street
- High Income Trade Area
- UNDER CONSTRUCTION - EST. DELIVERY Q4 2024

2024 DEMOS



EST. POPULATION

1 MILE » 8,042
3 MILE » 21,389
5 MILE » 28,725



EST. HOUSEHOLDS

1 MILE » 2,369
3 MILE » 6,522
5 MILE » 9,023



EST. AVERAGE HH INCOME

1 MILE » \$130,807
3 MILE » \$149,05
5 MILE » \$164,867



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

RYAN STEWART

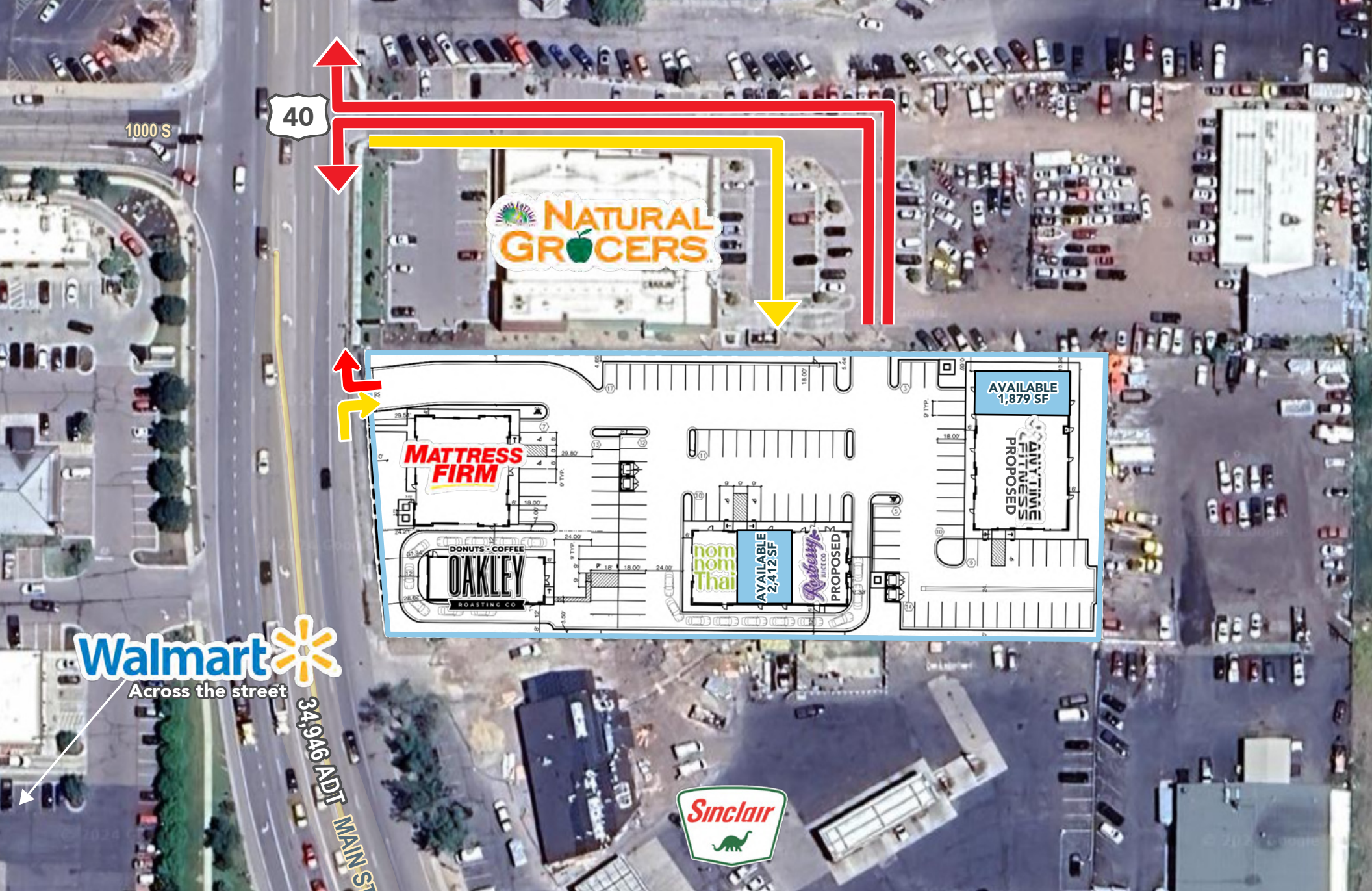
rstewart@mwcre.com
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SCOTT BRADY

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FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.mwcre.com



40

1000 S

NATURAL GROCERS

MATTRESS FIRM

OAKLEY DONUTS · COFFEE ROASTING CO.

nom nom Thai

AVAILABLE 2,412 SF

Ruby's JUICE CO. PROPOSED

AVAILABLE 1,879 SF

ANTITIME FITNESS PROPOSED

Walmart

Across the street

34,946 ADT MAIN ST

Sinclair



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BUILDING A

235	OAKLEY ROASTING CO.	2,210 SF
224	MATTRESS FIRM	4,200 SF

BUILDING B

1B	NOM NOM THAI	1,345 SF
2B	AVAILABLE	2,412 SF
3B	PROPOSED ROXBERRY	1,200 SF

BUILDING C

1C	ANYTIME FITNESS	4,526 SF
2C	AVAILABLE	1,879 SF



SOUTHWEST FACING



NORTHWEST FACING



NORTHEAST FACING



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