



FOR LEASE

3300 S. Hwy 40

Heber, Utah 84032

Available:

1,800 SF

Flex/Retail Space

CONTACT US

Mark Haroldsen

Associate Vice President
+1 801 453 6837
mark.haroldsen@colliers.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Property Highlights

- Rate: \$1.50/SF NNN
- 3 spaces available, 30' x 60'
- 120/240 single phase
- 14 ft overhead doors

Demographics

Population

2025 Estimated 1,210
2030 Projected 1,301

Households

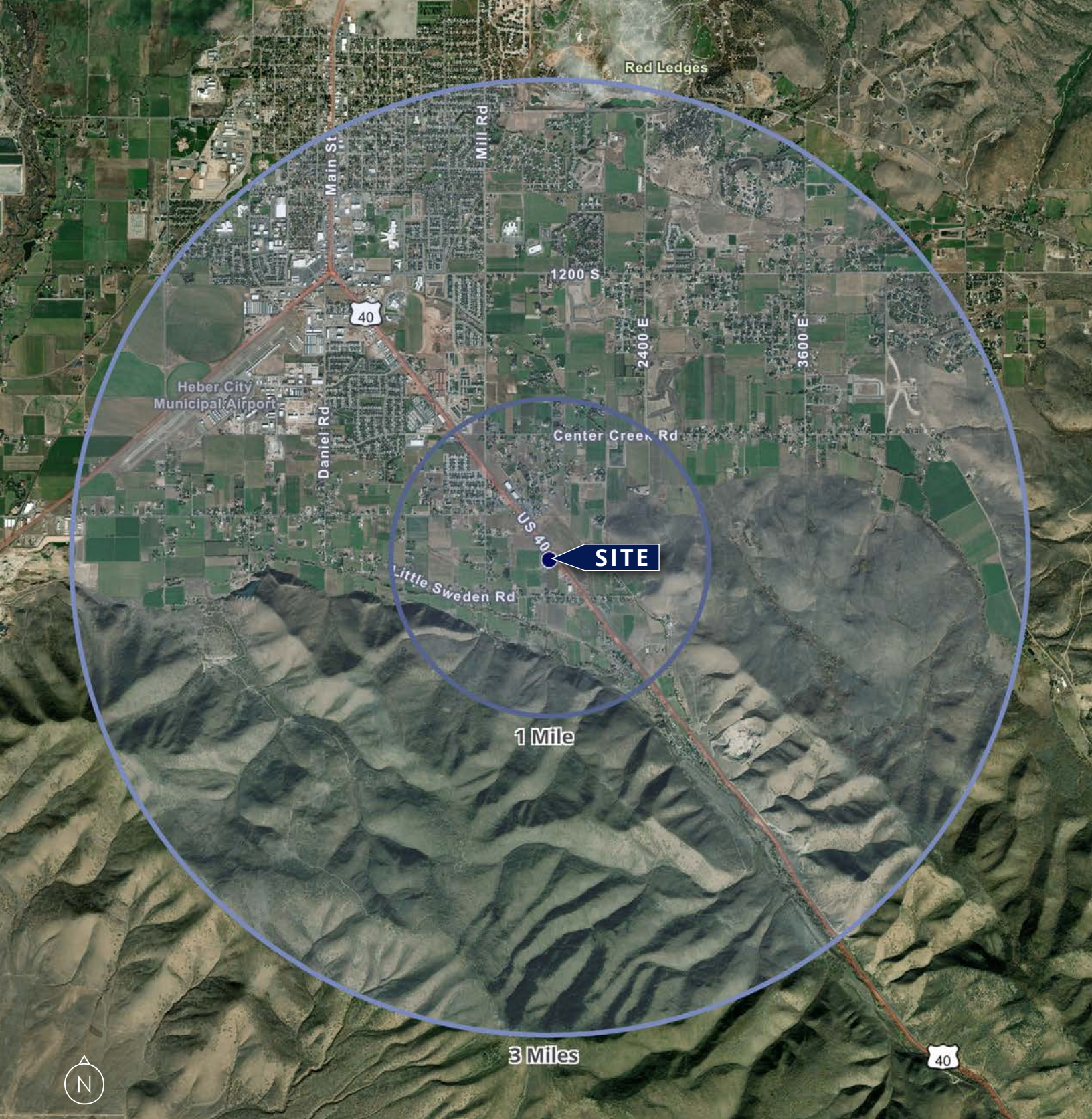
2025 Estimated 342
2030 Projected 369

Income

2025 Median HHI \$109,073
2025 Average HHI \$162,210
2025 Per Capita \$43,329

	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	1,210	16,144	27,331
2030 Projected	1,301	17,559	29,464
Households			
2025 Estimated	342	4,593	8,275
2030 Projected	369	4,980	8,914
Income			
2025 Median HHI	\$109,073	\$111,096	\$115,018
2025 Average HHI	\$162,210	\$155,770	\$156,103
2025 Per Capita	\$43,329	\$44,397	\$47,011

Information provided by ESRI Business Analyst



Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Mark Haroldsen
Associate Vice President
+1 801 597 7588
mark.haroldsen@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.