

# 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



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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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