

HEBER CROSSING



ONLY ONE SPACE LEFT WITH DRIVE-THRU!
DELIVERY JUNE 2025 & AUGUST 2025

FOR LEASE



PROPERTY DETAILS

1131 SOUTH MAIN STREET, HEBER CITY, UT 84032

- Contact Listing Agent for Pricing
- New Office | Retail Building
- Multi-Tenant Strip Building
1,385 SF Available with Drive Thru
- Zoning: C-2
- Traffic Counts: 34,060 ADT on Main Street
- High Income Trade Area

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

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FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple
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Walmart

Sinclair

OAKLEY
BREADSTUFFING CO.

MATTRESS
FIRM

NATURAL
GROCCERS

nom
nom
Thai

HATU
PLUNGE SPA

AVAILABLE
DRIVE-THRU
1,385 SF

MULTI-TENANT BUILDING
AVAILABLE JUNE 2025

PROPOSED
ANYTIME
FITNESS

AARDVARK
GENIUS TUTORING



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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	OAKLEY ROASTING CO.	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



SOUTHEAST FACING



SOUTHWEST FACING



EAST FACING



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