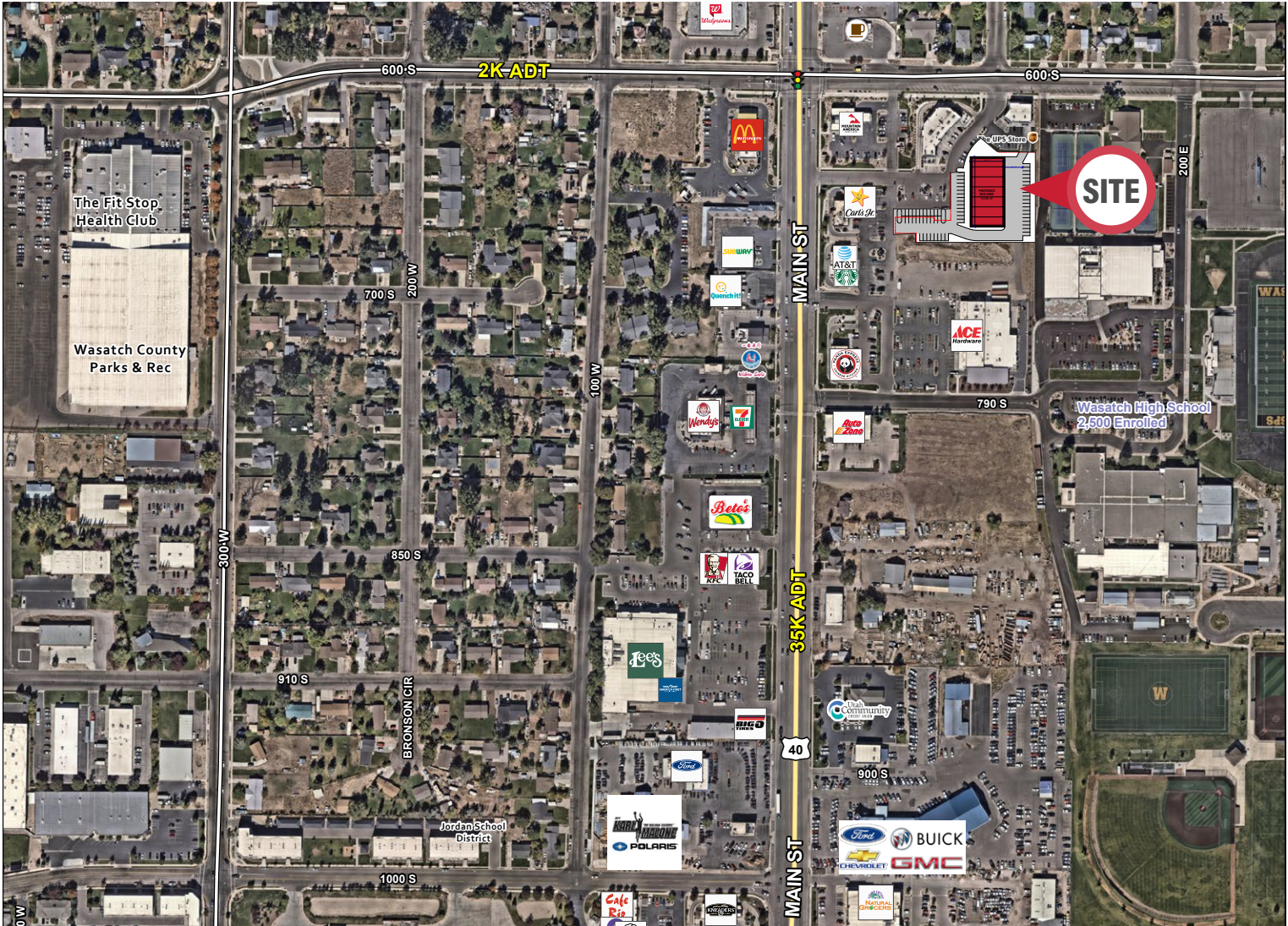


HEBER RETAIL/FLEX

677 South Main Street | Heber City, UT 84032



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	9,546	25,622	34,005
2029 PROJECTED POPULATION	9,591	27,531	36,342
2025 EST. DAYTIME POPULATION	11,256	22,939	30,230
2025 EST. AVG HH INCOME	\$107,774	\$115,129	\$122,745
2025 EST. HOUSEHOLDS	2,862	7,771	10,447
2025 EST. BUSINESSES	564	872	1,020

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HEBER RETAIL/FLEX

677 South Main Street | Heber City, UT 84032

FOR LEASE

Contact Agents for Pricing

Property Highlights

- Unit Sizes 2,150 SF - 8,600 SF
- Seven (7) Total Units
- Clear Height 19'
- Seven (7) 12x14 Grade Level Doors
- Power: 225 Amps 120/208 Y 3-Phase 4-wire Per Unit
- LED Lighting throughout warehouse
- Parking: 62 Stalls
- Gas Forced heat throughout warehouse
- Fire Sprinkler System
- Zoning: C-2 (Commercial Zoning)
- Construction type: CMU Block Construction
- **Estimated Completion: October 2026**
- Lot Size: 1.69
- Quick Access off 600 South and Main Street
- Nestled in Utah's scenic Wasatch Back, Heber County is one of the fastest-growing counties in the state. With close proximity to Park City, Provo, and Salt Lake City, it offers both accessibility and lifestyle appeal. Known for its natural beauty, expanding infrastructure, and business-friendly environment, Heber County is quickly becoming a prime destination

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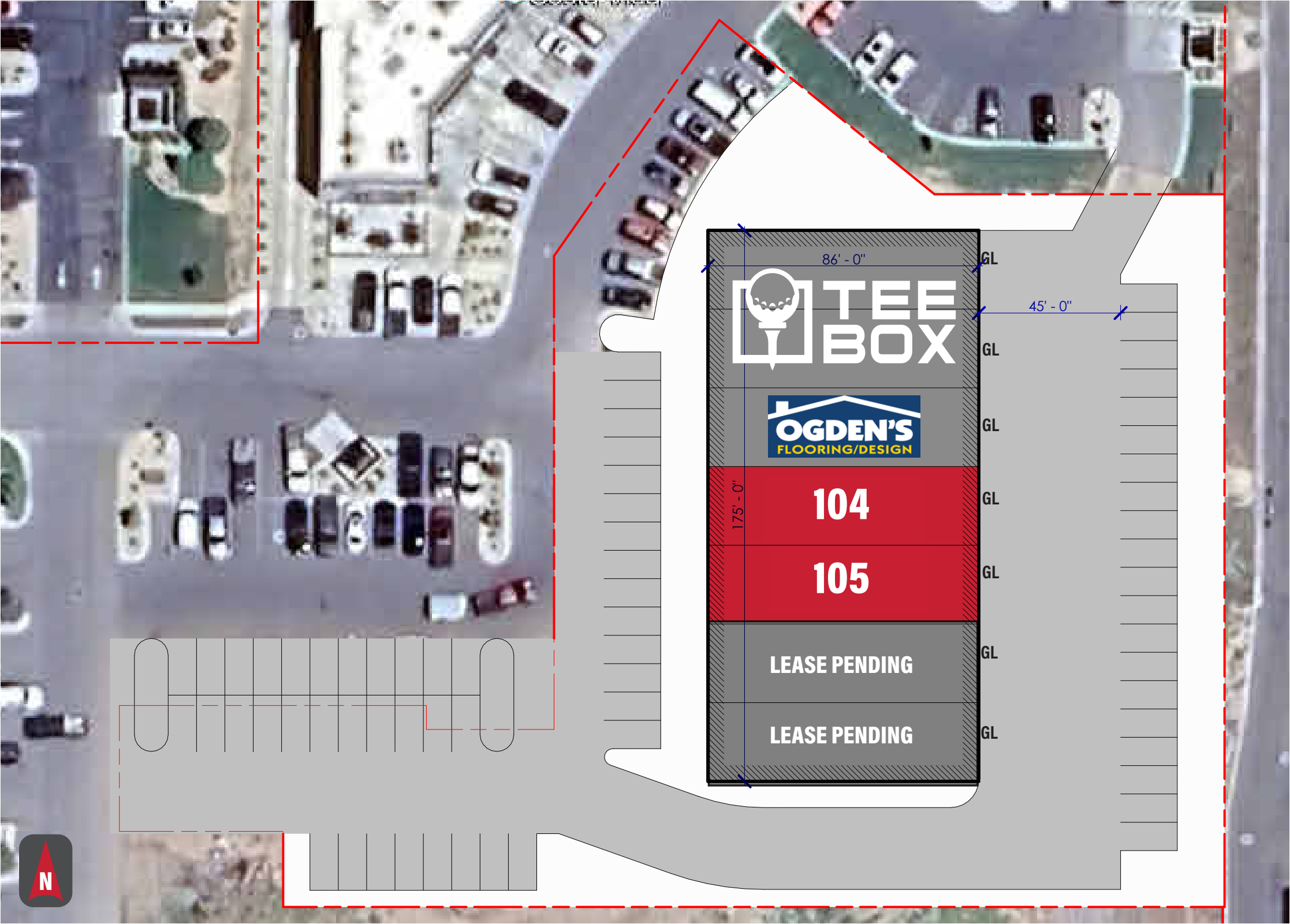
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Unit #	Area SF
101	LEASED
102	LEASED
103	LEASED
104	2,150
105	2,150
106	LEASE PENDING
107	LEASE PENDING

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