



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

2 South Main Street
Heber City, Utah 84032

HEBER BANK BLOCK BUILDING



Property Highlights

- Excellent location for Class A office space for lease
- 712 SF minimum
- 2,018 SF maximum
- Great professional tenant mix, health care, banking, insurance, etc.
- Ample parking
- Flexible lease terms
- \$14 NNN & sublease rates
- CAM \$4.38 PSF
- Only \$850 per month for Suite 2F

Mark Haroldsen

Commercial Investment Properties
+1 435 575 5635
mharoldsen@comre.com

Demographics

	1 Mile	2 Mile	3 Mile
Population			
2015 Estimated Population	7,774	18,376	24,398
2020 Projected Population	8,736	21,537	29,040
Households			
2015 Estimated Households	2,436	5,466	7,394
2020 Projected Households	2,701	6,311	8,680
2015 Est. Median HH Income	\$54,849	\$56,545	\$59,253
2015 Est. Average HH Income	\$67,831	\$72,568	\$78,109
2015 Est. Per Capita HH Income	\$20,640	\$21,975	\$23,923

1794 Olympic Parkway, Suite 130
Park City, Utah 84098
Main +1 435 575 5600
comre.com

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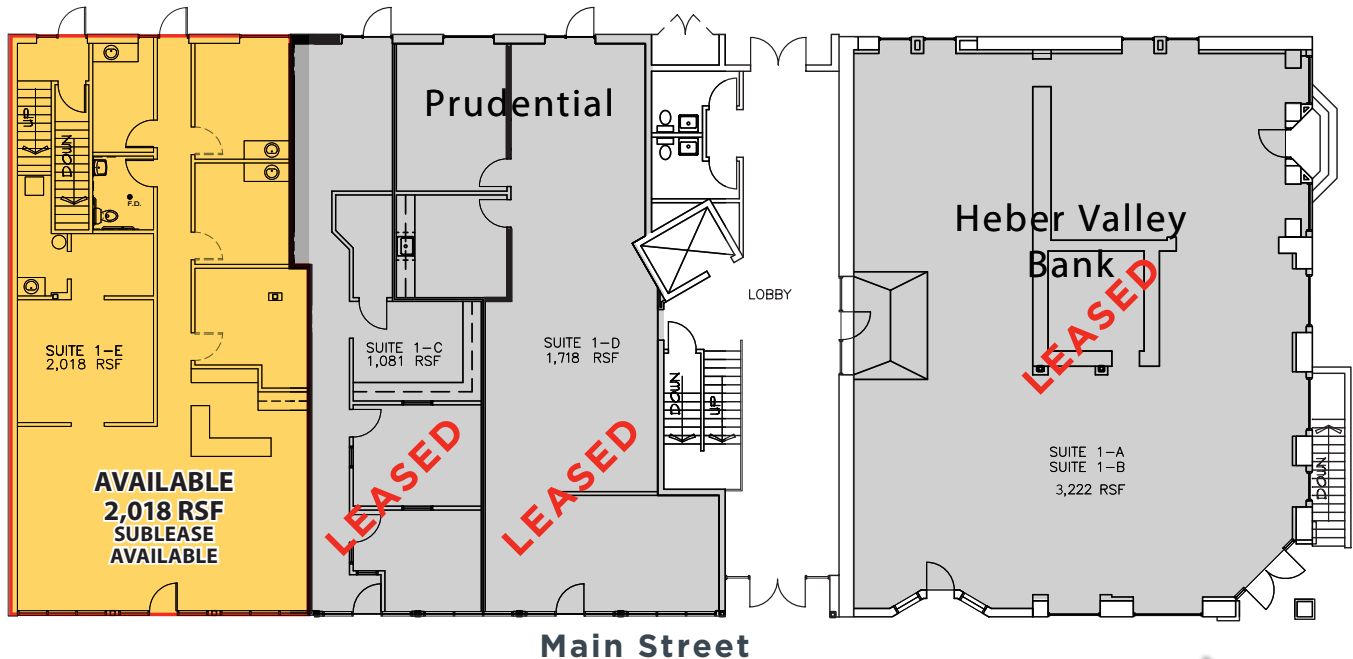
FOR LEASE

2 South Main Street

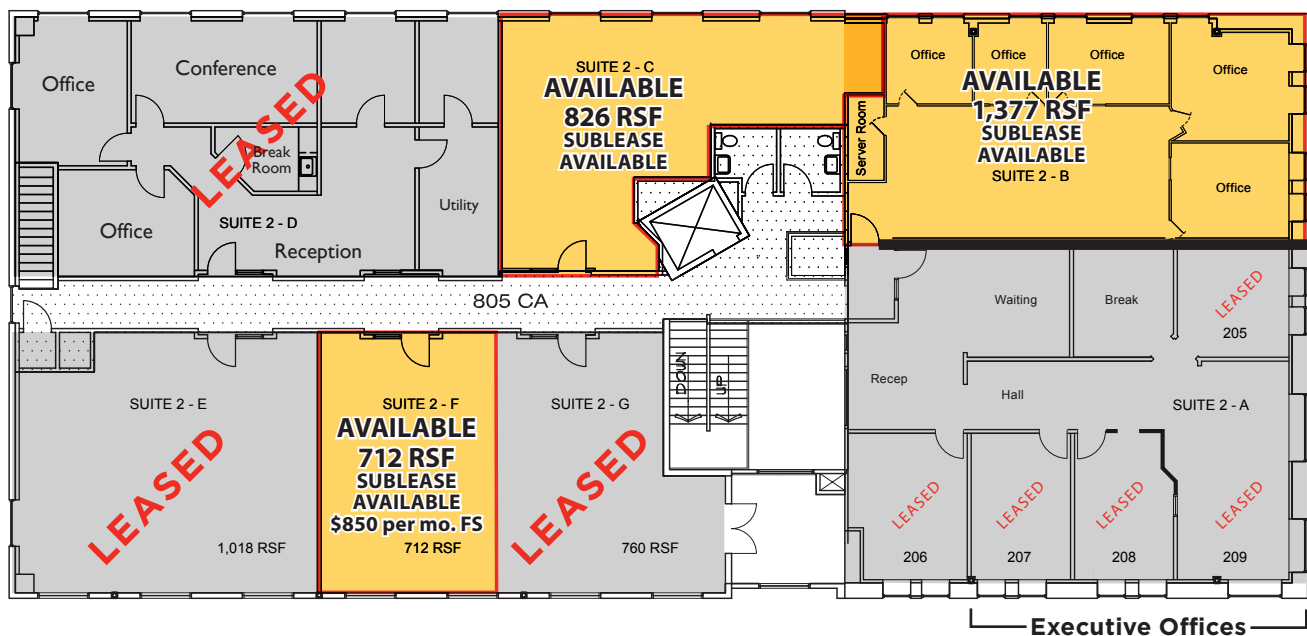
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FLOOR PLANS

Ground Level



Second Level



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