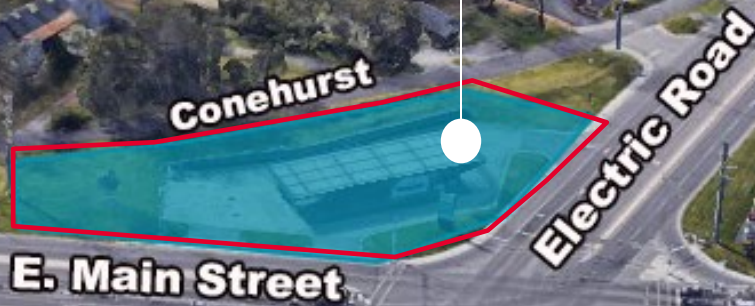


1622

E. MAIN STREET
SALEM, VIRGINIA

REDEVELOPMENT
OPPORTUNITY



For Sale
CORNER LOT
0.706 AC

 CUSHMAN &
WAKEFIELD
THALHIMER



UP TO 2.25 ACRES
AVAILABLE

0.706
ACRES

// PROPERTY HIGHLIGHTS

- **AVAILABLE ACREAGE**
0.706 Acres
\$1,300,000
- **UP TO 2.25 ACRES AVAILABLE TOTALING**
\$1,900,000
- **ZONING**
HBD
- **SIGNAGE**
Monument Signage Available
- **FRONTAGE**
Electric Road & E. Main Street
- **VISIBILITY**
Direct Exposure to over 35,000 VPD
- **PROXIMITY**
Adjacent to newly constructed Public Storage Facility and Lakeside Plaza
- **EASY ACCESS**
Direct Interstate access to I-81; fluid access to the site via Electric Road (Rt 419) and E. Main Street



1622 E. MAIN STREET
Salem, Virginia

// GALLERY



GREAT OPPORTUNITY ON BUSY INTERSECTION



// **1622 E. MAIN STREET**
Salem, Virginia

/// SITE PLAN

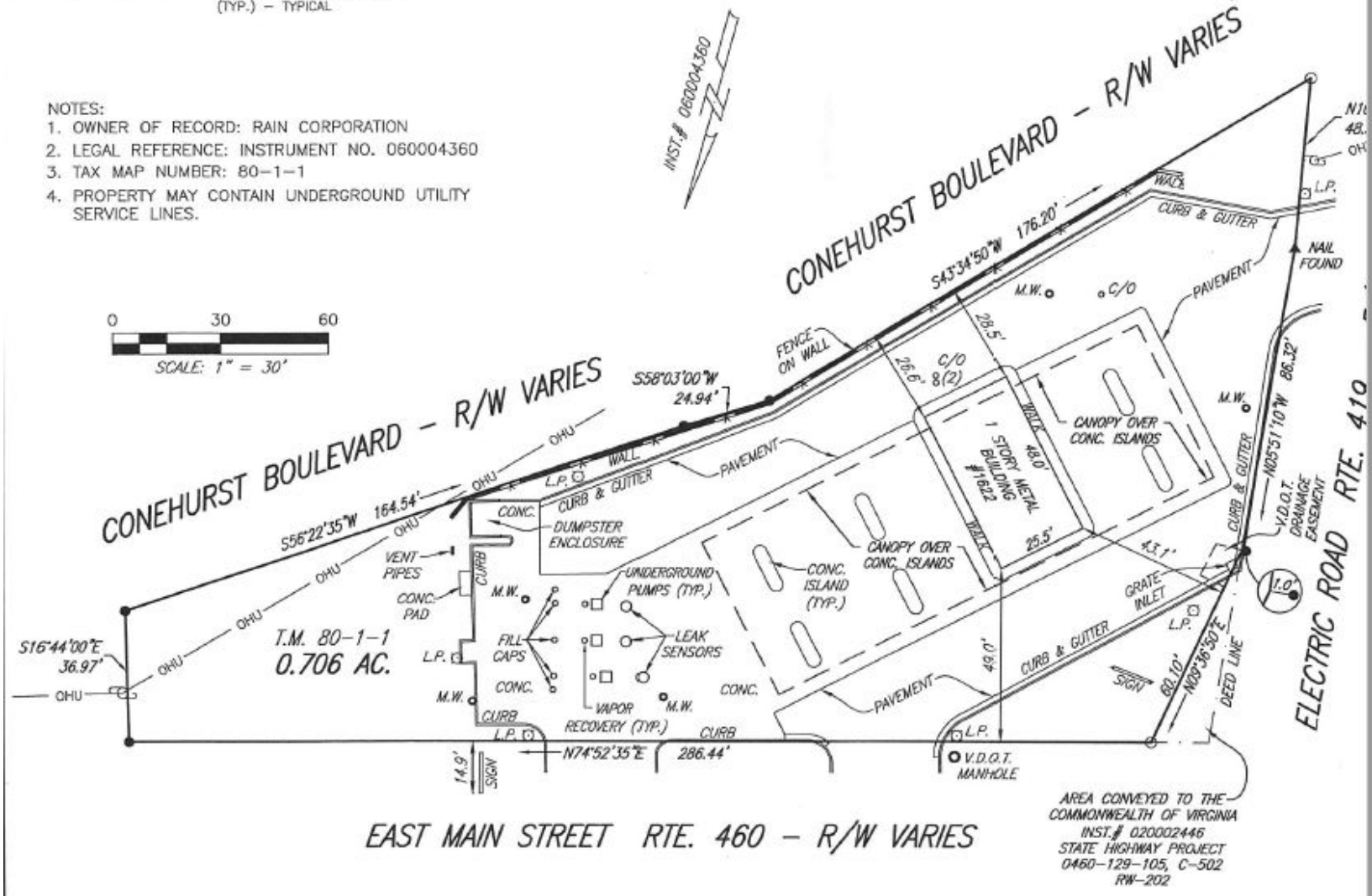
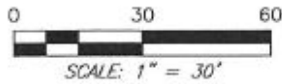
LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

C/O - CLEANOUT
 L.P. - LIGHT POLE
 M.W. - MONITORING WELL
 (TYP.) - TYPICAL

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY (SUPERVISION) THAT IMPROVEMENTS AND VISIBLE ENDEAVOR ENCRICHMENTS BY IMPROVEMENTS EITHER FROM ADHORIZONTAL. THIS SURVEY WAS PERFORMED WITHOUT THE WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN

NOTES:

1. OWNER OF RECORD: RAIN CORPORATION
2. LEGAL REFERENCE: INSTRUMENT NO. 060004360
3. TAX MAP NUMBER: 80-1-1
4. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



EAST MAIN STREET RTE. 460 - R/W VARIES

AREA CONVEYED TO THE COMMONWEALTH OF VIRGINIA
 INST. # 020002446
 STATE HIGHWAY PROJECT
 0460-129-105, C-502
 RW-202

// AERIAL / DEMOGRAPHICS



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	6,485	49,468	125,237
Daytime Population	5,287	56,502	134,204
Average HHI	\$71,707	\$79,104	\$83,757
Median Age	40.8	40.1	41.0



1622 E. MAIN STREET
Salem, Virginia

1622

E. MAIN STREET
SALEM, VIRGINIA



// CONTACT

WYATT POATS

Vice President
540 767 3008
wyatt.poats@thalhimer.com

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com



THALHIMER

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