

# FOR LEASE

## Spartan Square

1400 West Main Street | Salem, VA 24153

AVAILABLE NOW



CUSHMAN &  
WAKEFIELD

THALHIMER

Contact | Connie Jordan Nielsen | Senior Vice President | 804 697 3569 | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com)  
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Thalhimer Center  
11100 W. Broad Street, Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

# PROPERTY FEATURES

## Property Features

- Grocer anchored shopping center
- Join Kroger, Ollie's, Cato's, Anytime Fitness, and more
- Main retail corridor in Salem
- Strong demographics and co-tenancy
- High daytime population
- Courtyard office suites available
- Up to 10,145 contiguous SF

### Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	4,813	17,685	28,609	65,644
No. of Households	2,031	6,796	11,385	26,985
Avg. HH Income	\$82,121	\$78,431	\$76,224	\$66,940
Daytime Population	7,407	19,892	31,881	69,909

### Traffic Counts

West Main Street	26,000 VPD
I-81 (exit 137)	63,000 VPD

## Join Current Tenants



## Area Retailers



# PROPERTY SITE PLAN

## SPARTAN SQUARE 1425-1499 W Main St, Salem, VA 24153

SUITE	TENANT	SF
1435	Cato Store	6,500
1437	Ollie's Bargain Outlet	28,756
1439	PSP Stores, LLC	9,040
1441	Professional Sports Pivot Therapy	2,410
1443	Available	4,441
1447	Natural Nails	1,559
1449	H&R Block	1,835
1451	State Farm	1,300
1453	Jacob S Hyer	1,476
1455	Available	1,136
1461	Available	4,545
1463P1	Sly Devil Tattoo	800
1463P2	Soundz Hearing Center	700
1463P3	Brambleton Driving School	700
1463P4	Edward D. Jones & Co.	1,075
1465	Available	1,971
1467	Sawyer Business Group	925
1469	Available	3,791
1471	ABC Store	6,354
1475	Dollar Tree	14,720
1477	Kroger	54,729
1477G	Kroger Fuel Station	9,600
1479	Jimmy Johns	1,344
1483	Available	4,074
1485	Aces, Little Ceasars	1,344
1486	Anytime Salem	9,040
1499	Starbucks	2,605
<b>Total SF</b>		<b>176,779</b>



SITE LEGEND	
<span style="color: green;">■</span>	Available
<span style="color: blue;">■</span>	Occupied
<span style="color: lightblue;">■</span>	Leased (Not Occupied)
<span style="color: gray;">■</span>	Not A Part
<span style="border: 1px dashed red; display: inline-block; width: 10px; height: 10px;"></span>	Site Boundary



# CITY OF SALEM FACT SHEET



The City of Salem is located adjacent to Roanoke City along I-81. Salem is home to Roanoke College and a Minor League Baseball Team, The Salem Red Sox. Due to its targeted sports marketing and tourism industry, Salem is known nationwide as a major sports town. The Blue Ridge and Allegheny Mountain ranges provide Salem with a great mix of big-city ambition and natural beauty.



*Salem, Virginia*



**36,242**  
*Daytime Population*



**47.9%**  
*Associates Degree or Higher*



**25,352**  
*Population*



**11,224**  
*Total Housing Units*



**\$70,869**  
*Median Household Income*



**12,871**  
*Work Force*



**42.7**  
*Median Age*



**14.63**  
*Total Area (in square miles)*

# PROPERTY PHOTOGRAPHY



# PROPERTY AERIAL



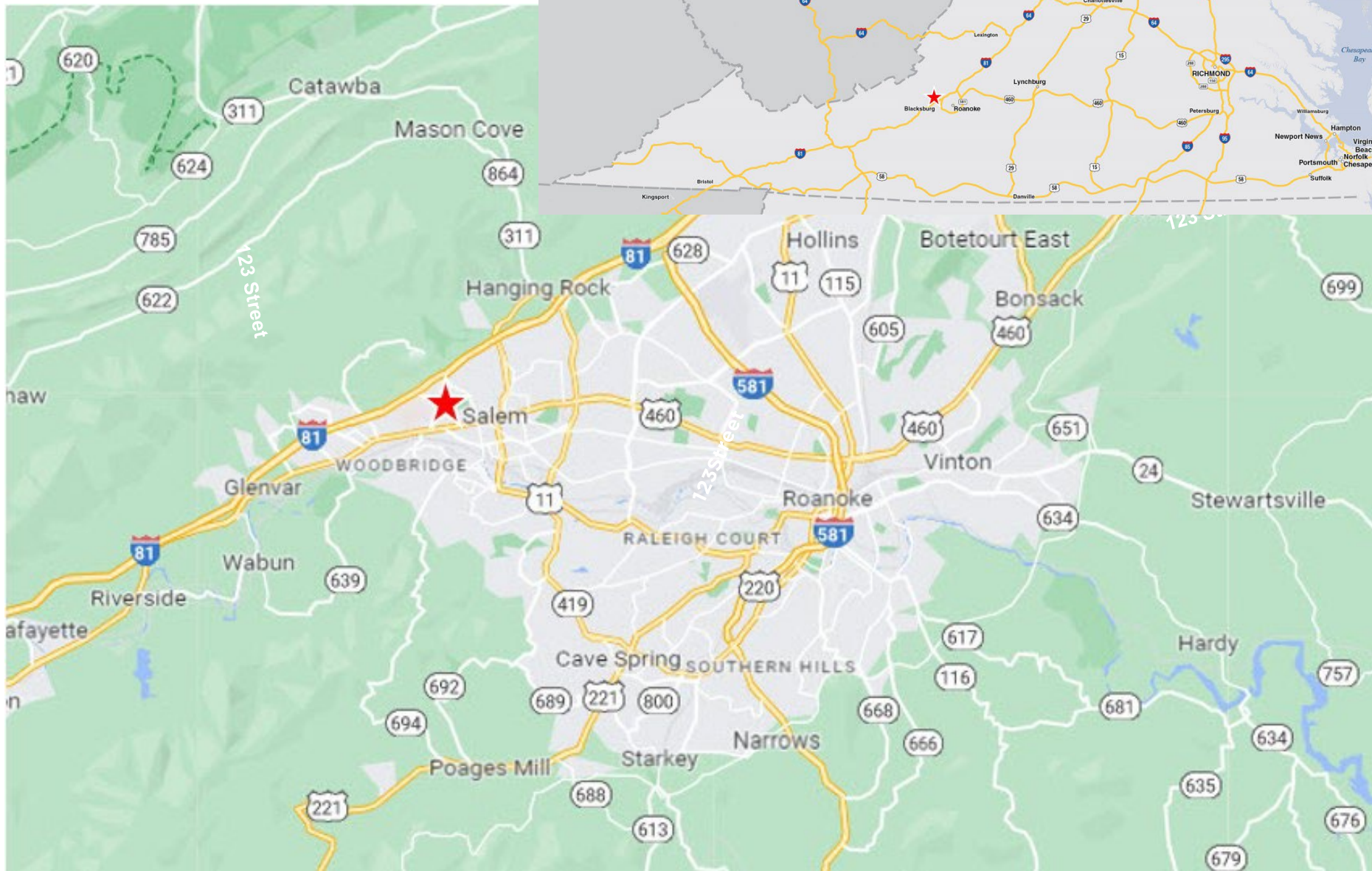
**THALHIMER**

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# MAPS



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