

# COMMERCIAL SPACE FOR LEASE

AVAILABLE

AVAILABLE

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1215 W. MAIN STREET  
SALEM, VIRGINIA



**THALHIMER**



# HIGHLIGHTS

## **THRIVING COMMERCIAL CORRIDOR**

West Main Street is one of the busiest and most sought-after retail locations in the greater region, home to diverse mix of national tenants and thriving local businesses.

## **SUBDIVISION POTENTIAL**

±3,500 - 11,200 SF suitable for up to three tenants. Excess parking available to accommodate a wide variety of uses.

## **AFFLUENT DEMOGRAPHICS**

1-mile average household income greater than \$106,000.

## **STRONG SITE FUNDAMENTALS**

Multiple Ingress/Egress options.  
Over 26,000 AADT on W Main Street.

## **DIVERSE NATIONAL TENANT MIX**

Kroger, Chick-fil-a, Starbucks, Sheetz, Chipotle, Jersey's Mikes, Tropical Smoothie, Walmart, & Tractor Supply.





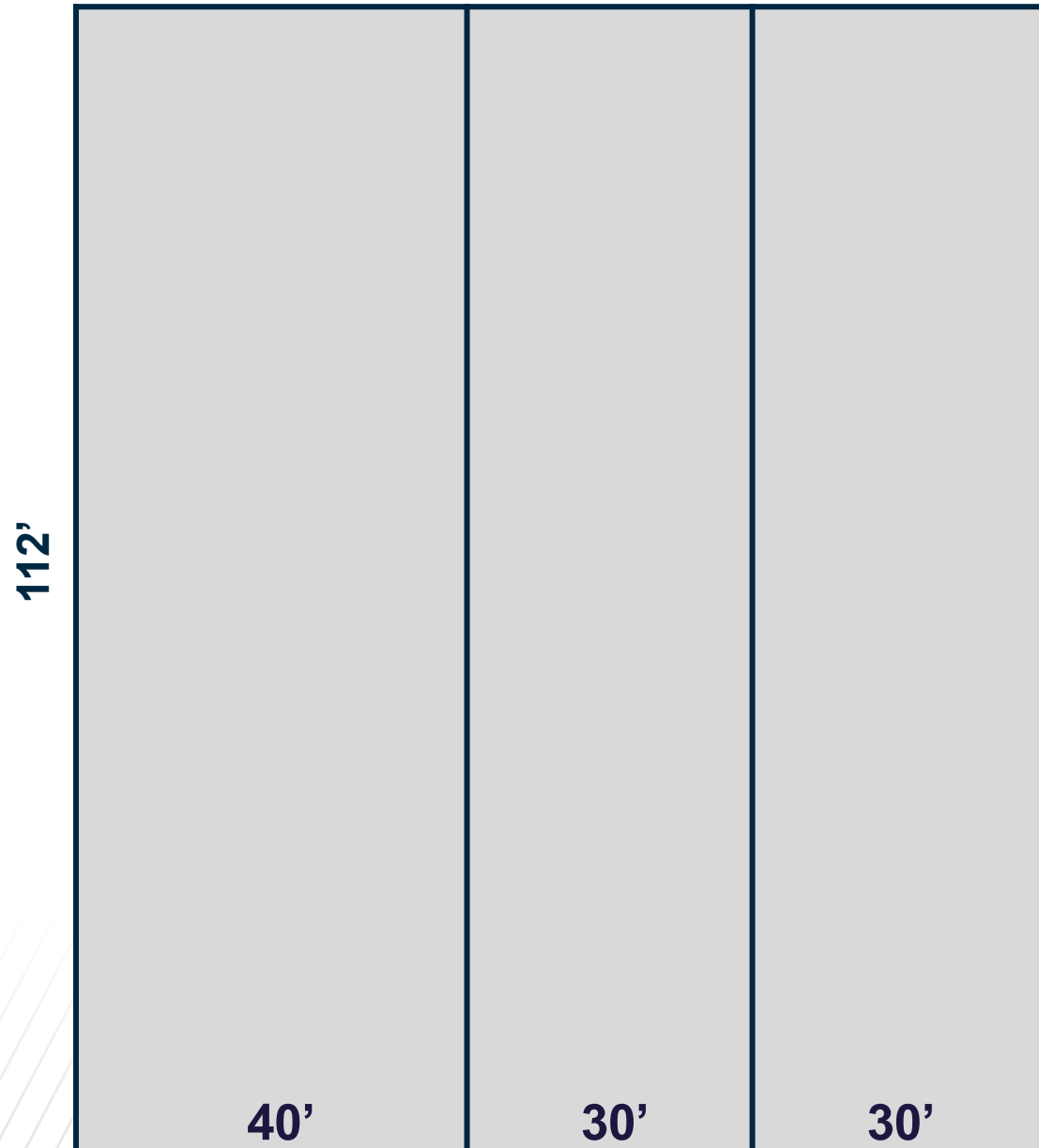
# SUBDIVISIBLE



## **3,500 – 11,200 SF AVAILABLE**

Subdivisible Space

# DIMENSIONS





# LOCATION AERIAL

With over 26,000 vehicles per day and direct connectivity to I-81, the W Main Street commercial corridor is one of the busiest and most sought-after retail locations in the greater region, home to diverse mix of national tenants and thriving local businesses.





# SITE AERIAL





# DEMOGRAPHICS



67,677

5 MILE 2023 POPULATION



27,919

5 MILE 2023 HOUSEHOLDS



\$94,249

5 MILE AVERAGE HH INCOME



71,604

5 MILE DAYTIME POPULATION

	1 Mile	3 Mile	5 Mile
Estimated Total Population	4,711	30,158	67,677
2028 Projected Population	4,640	30,218	68,003
Households	2,043	11,987	27,919
Average Household Income	\$106,431	\$104,302	\$94,249
Median Household Income	\$77,687	\$75,478	\$66,938
Median Age	48.3	44.69	44.9
Daytime Population	6,274	33,693	71,604

# SALEM MARKET



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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)*





## CONTACT

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