

FOR LEASE

Spartan Square

1400 West Main Street
Salem, VA 24153

AVAILABLE NOW



THALHIMER

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

MAIN RETAIL CORRIDOR IN SALEM

Join Current Tenants



Area Retailers



SITE PLAN

Suite	Tenant	SF
1435	Cato	6,500
1437	Ollie's Bargain outlet	28,756
1439	Pet Supplies Plus	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	5,681
1463P1	Sky 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	Sports clips	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	Available	2,138
1486	Anytime Salem	9,040
1499	Starbucks	2,605



CITY OF SALEM

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



25,352
Population



12,871
Work Force



36,242
Daytime Population



11,224
Total Housing Units



42.7
Median Age



47.9%
Associates Degree or Higher



\$70,869
Median Household Income

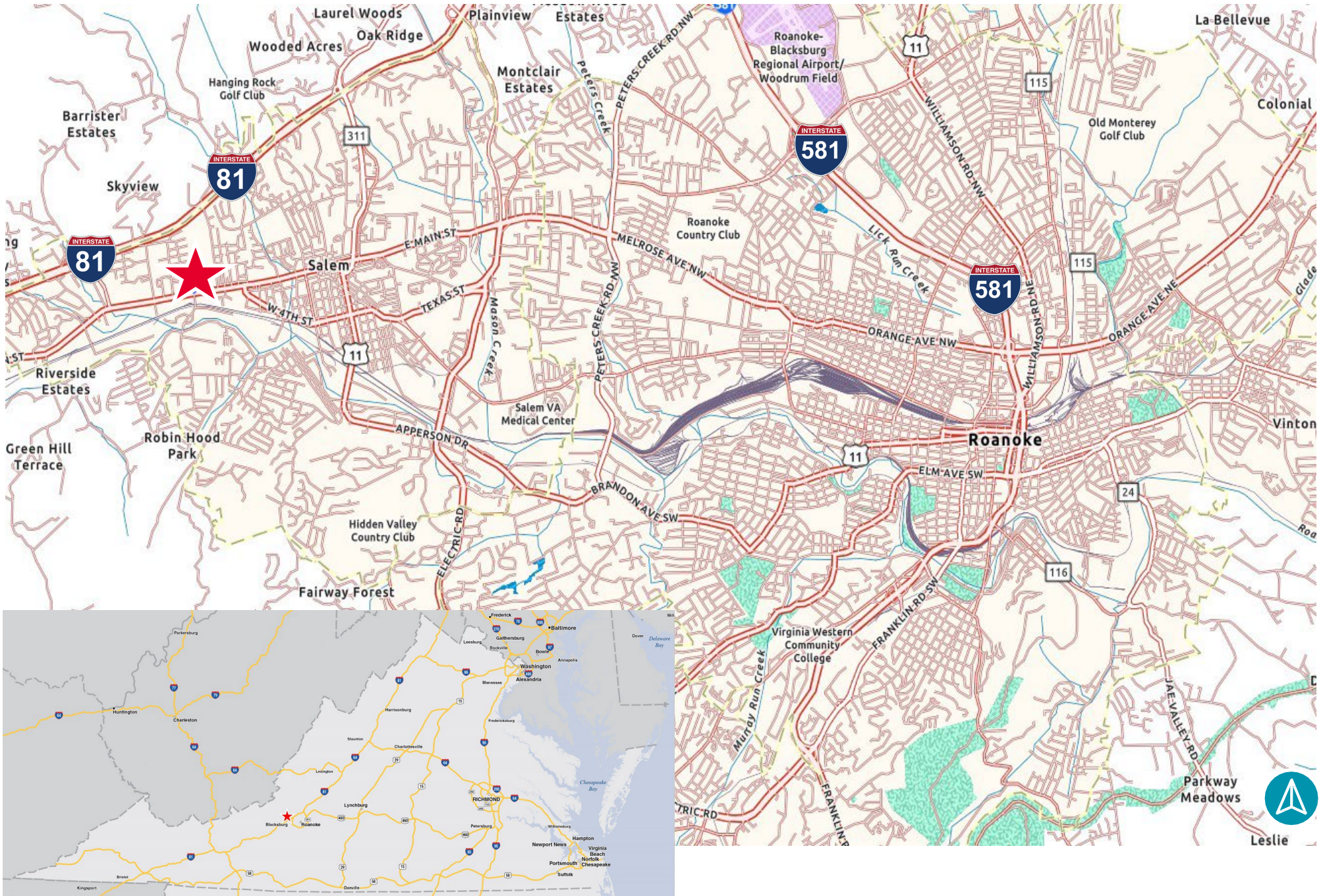


14.63
Total Area (in square miles)

This aerial map of Salem, Oregon, illustrates the geographic context of the 26,000 VPD station. The station is situated at the intersection of W. Main St. and Highway 460, near the center of the city. Major landmarks include Salem High School to the north and Interstate 81 running along the western edge. The map is densely populated with commercial establishments, with a high concentration of retail and food service businesses in the central urban area. A north arrow is positioned in the bottom right corner of the map.



MAP







CONTACT

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

ALICIA BROWN
First Vice President
804 697 3483
alicia.brown@thalhimer.com

WYATT POATS
Senior Associate
540 767 3008
[wyatt.poats@thalhimer.com](mailto:w Wyatt.Poats@thalhimer.com)

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.