

FENDLEY CENTER AT LAKESIDE

221 ELECTRIC ROAD SALEM, VA 24153



OFFERING SUMMARY

Available SF: 1,650 SF

Lease Rate: \$16.00 SF/yr (MG)

Building Size: 20,000 SF

Zoning: HBD

PROPERTY OVERVIEW

These units features high ceilings, in-unit restroom, ample parking with great exposure and signage opportunity. Tenant mix currently includes martial arts studio and fitness center, barber shop, nail salon, and more. 25-foot wide storefront by 66-foot deep.

PROPERTY HIGHLIGHTS

- Great for a Retail or Office Use
- End-cap Opportunity with Great Visibility
- Restroom in Suite with Additional Common Restrooms
- Shadow Anchored Center to Kroger
- Visibility to 19,000 AADT along Electric Road



JACOB QUESINBERRY, SIOR

Senior Vice President
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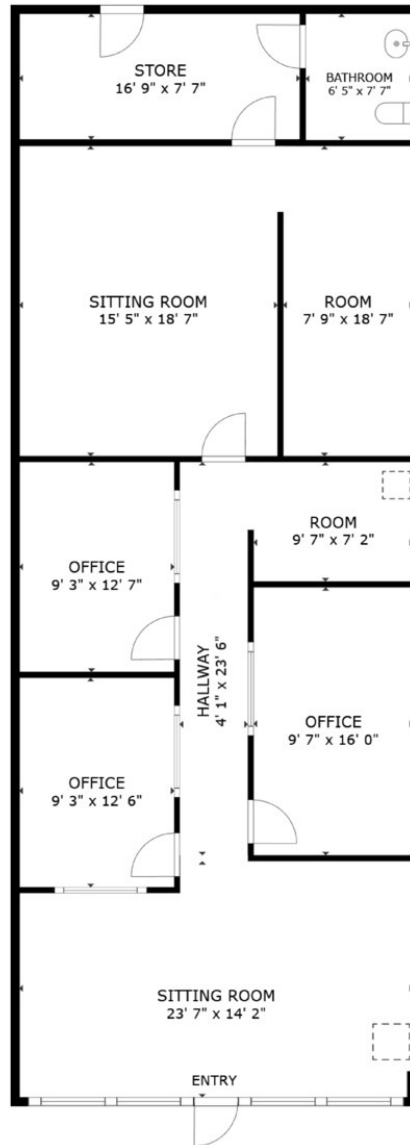
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,527 sq.ft.
TOTAL : 1,527 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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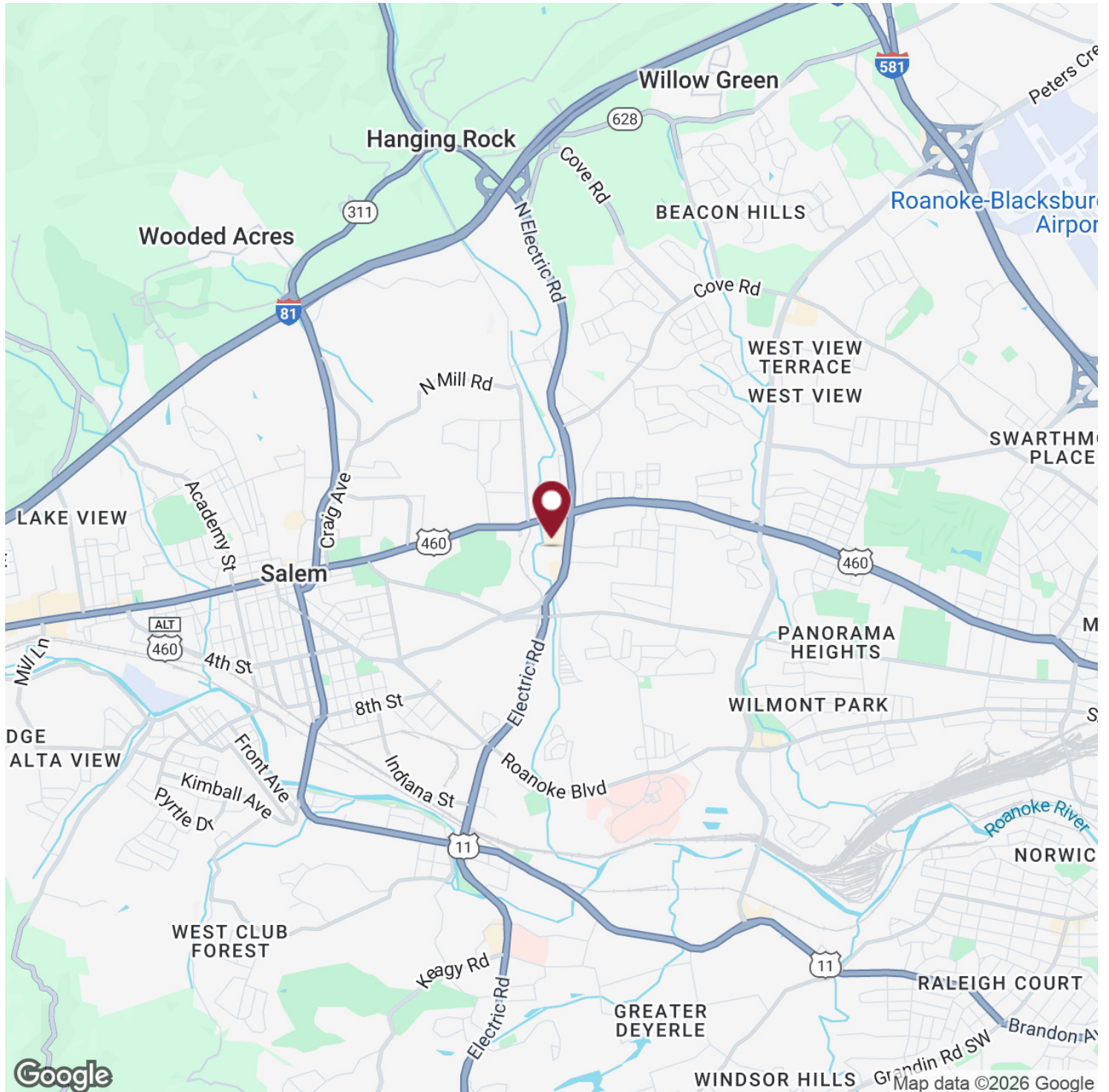
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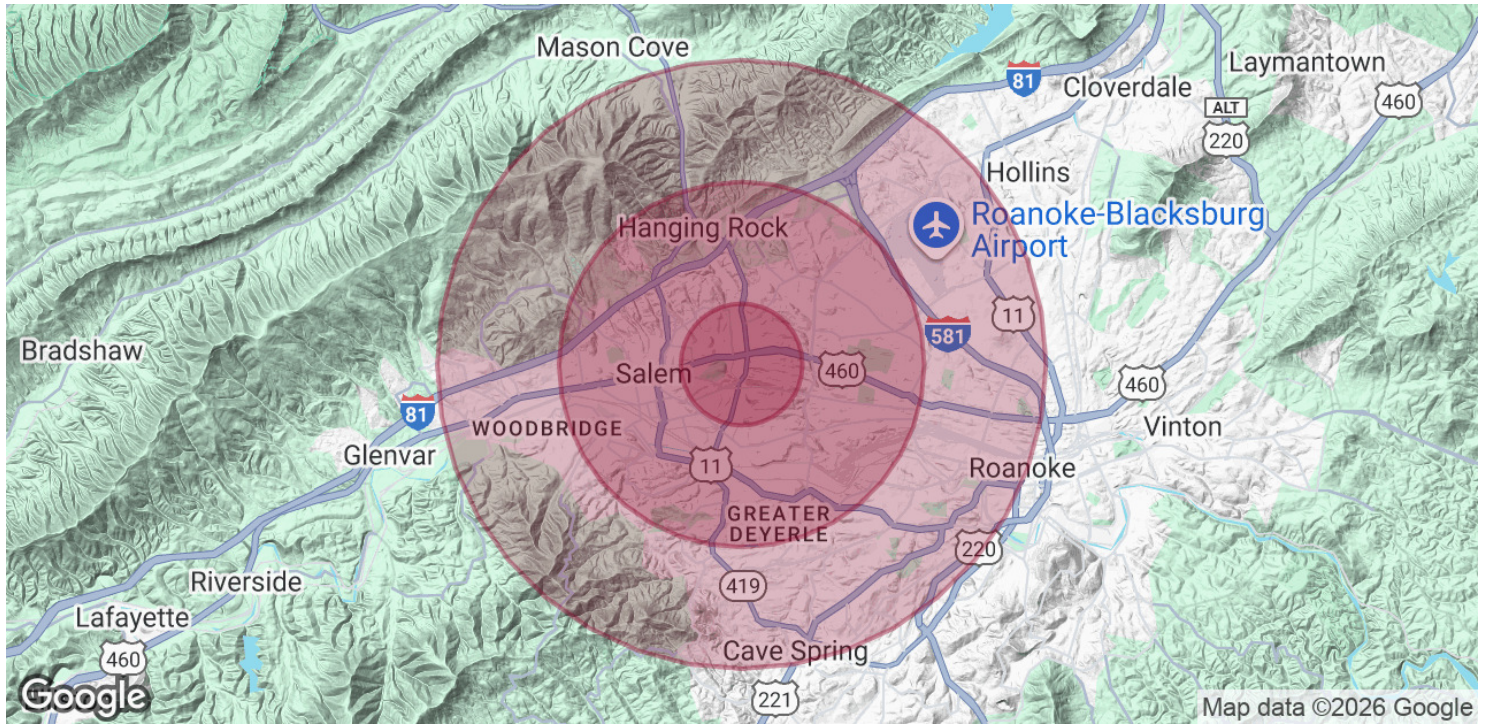


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,849	50,357	109,202
Average Age	43	45	43
Average Age (Male)	41	43	41
Average Age (Female)	44	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,866	22,530	48,342
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$85,819	\$106,475	\$92,976
Average House Value	\$349,445	\$374,871	\$333,920

Demographics data derived from AlphaMap



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