



MAIN STREET PRIMITIVES

2821 West Main Street, Salem, VA 24153

ANDY MULLINS

Senior Vice President

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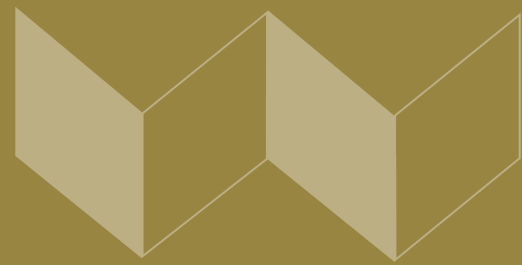
NOAH BECKLEY

540.400.0215

nbeckley@waldvogelcommercial.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business for success at 2821 W. Main Street, a well-maintained commercial property in Salem offering flexibility, accessibility, and modern construction.

Built in 2011, this ±0.96-acre property is designed to accommodate a wide range of commercial uses. The building features an adaptable interior layout, making it ideal for retail and office.

The site includes ample on-site parking, providing ease of access for employees and customers alike. Zoned HBD (Highway Business District), the property allows for numerous uses by right, offering both immediate usability and long-term flexibility for investors or owner-users.

PROPERTY HIGHLIGHTS

- Built in 2011
- 0.96 AC
- HBD Zoning
- Ample Parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,950 SF
Lot Size:	0.96 Acres
Building Size:	4,950 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	327	1,196
Total Population	244	817	2,980
Average HH Income	\$79,265	\$80,245	\$90,952

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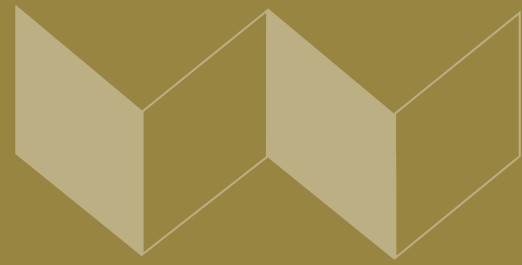
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ADDITIONAL PHOTOS



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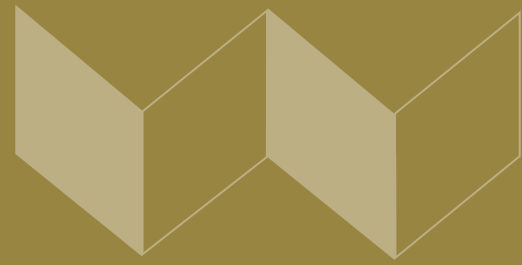
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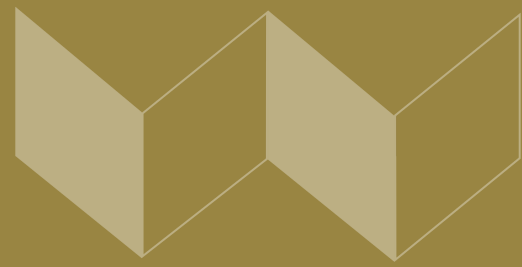
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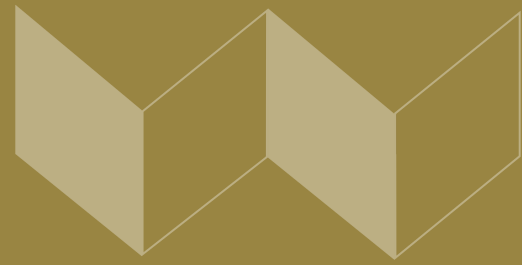
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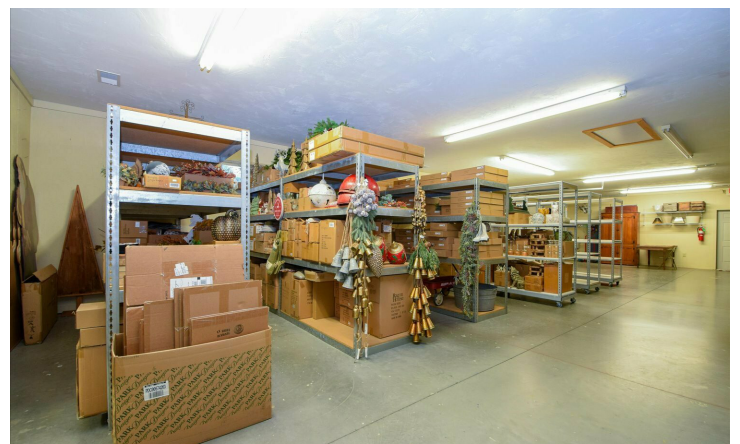
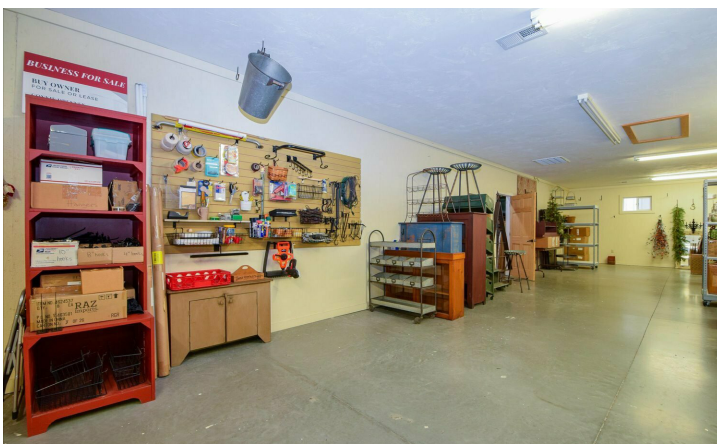
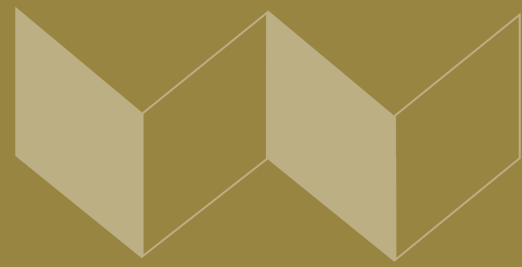
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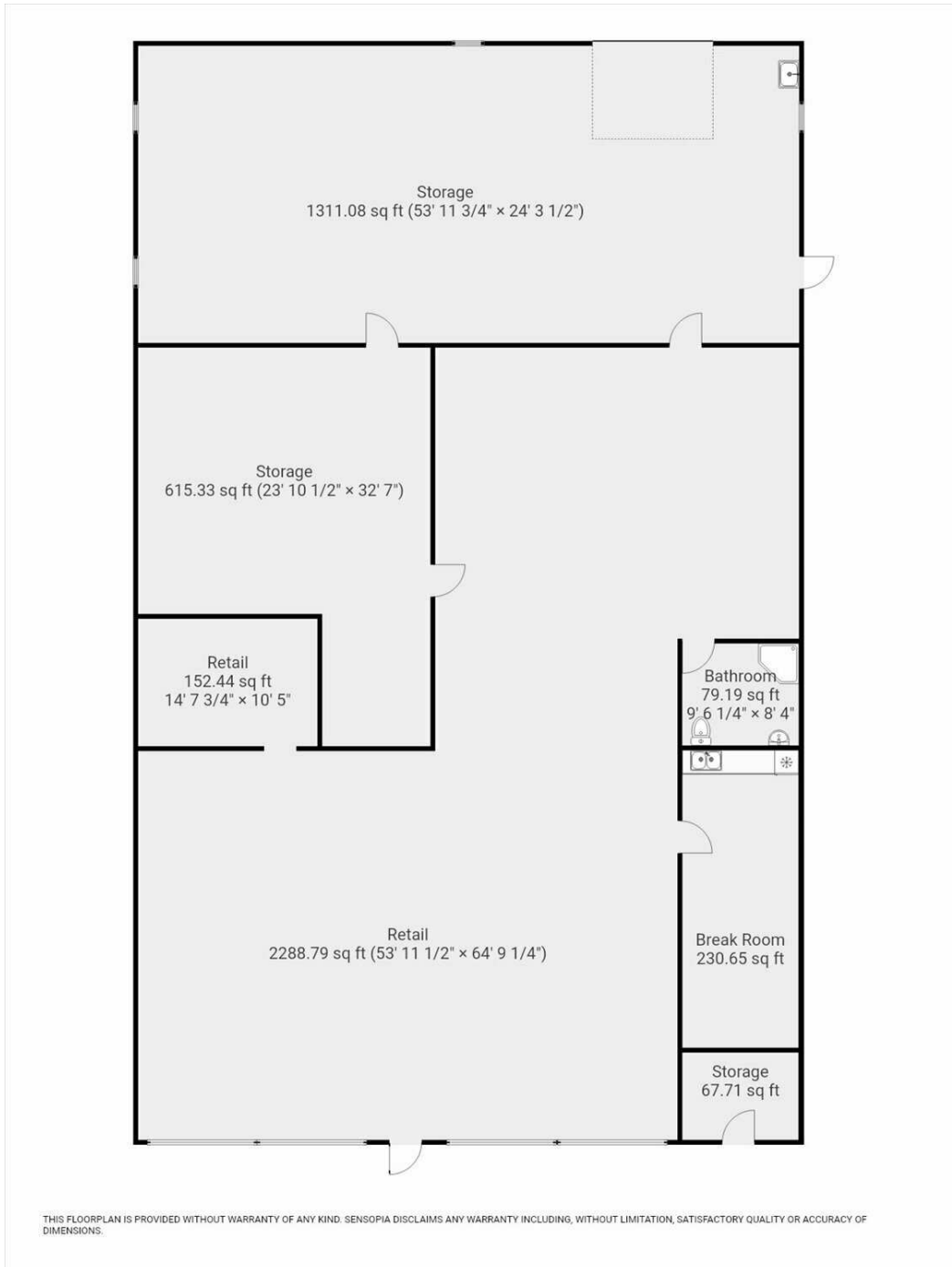
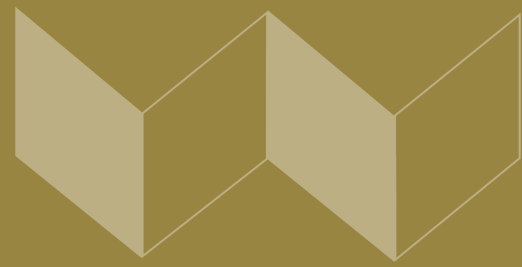
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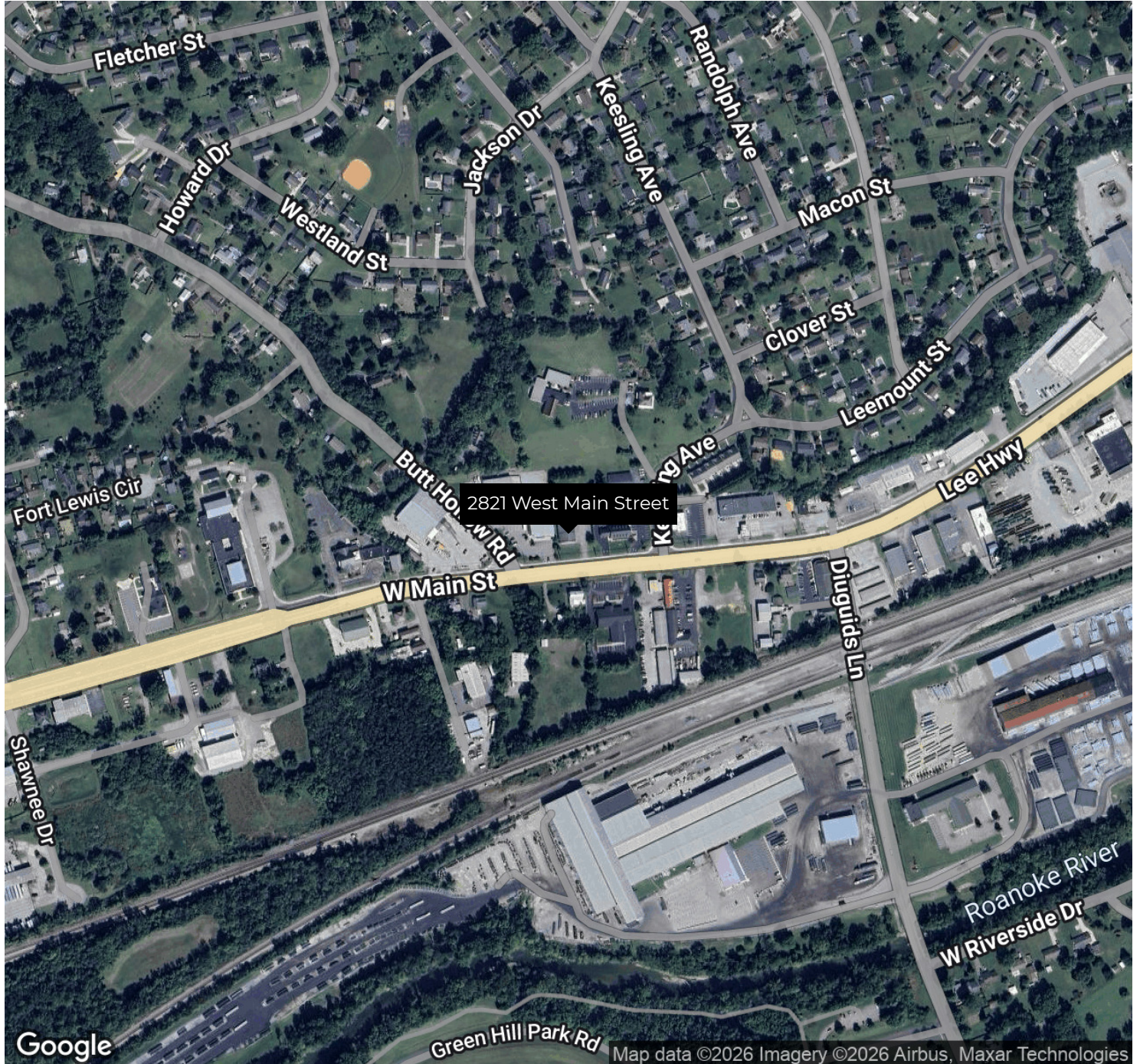
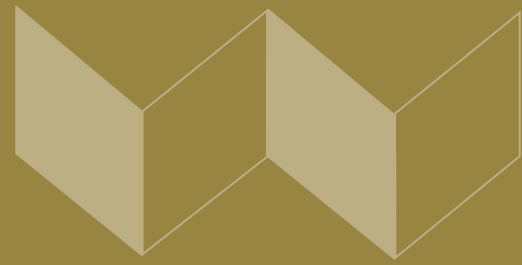
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LOCATION MAP

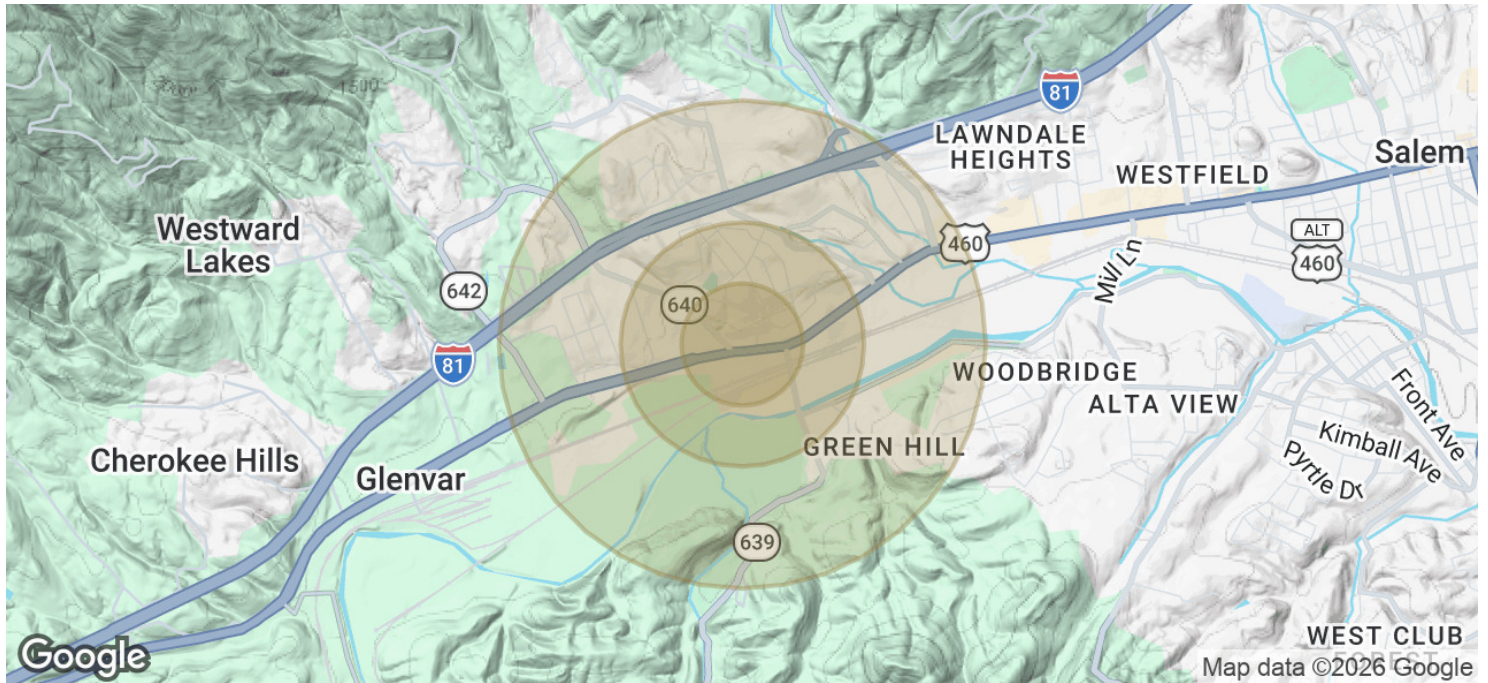
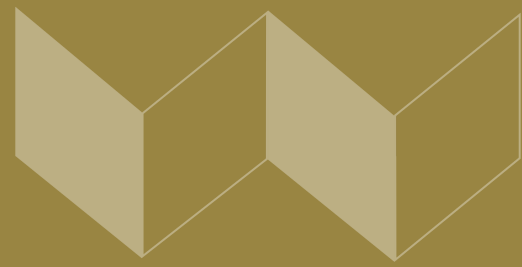


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	244	817	2,980
Average Age	43.8	42.6	41.8
Average Age (Male)	43.6	42.9	43.3
Average Age (Female)	46.8	45.0	42.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	327	1,196
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,265	\$80,245	\$90,952
Average House Value	\$243,481	\$239,247	\$245,314

2023 American Community Survey (ACS)

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