



FOR SALE



## 3297 RIVER RD N

### High Traffic Retail Redevelopment Opportunity

0.7 Acres | \$599,900

#### 3297 River Rd N, Salem, OR

- Easy access to Salem Parkway and Interstate 5
- Nearly 30,000 vehicles per day pass by this location
- Situated within a business-friendly municipality
- Signaled intersection access
- Zoned Salem-MU-III, encompassing a plethora of uses (check local jurisdiction)

#### TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

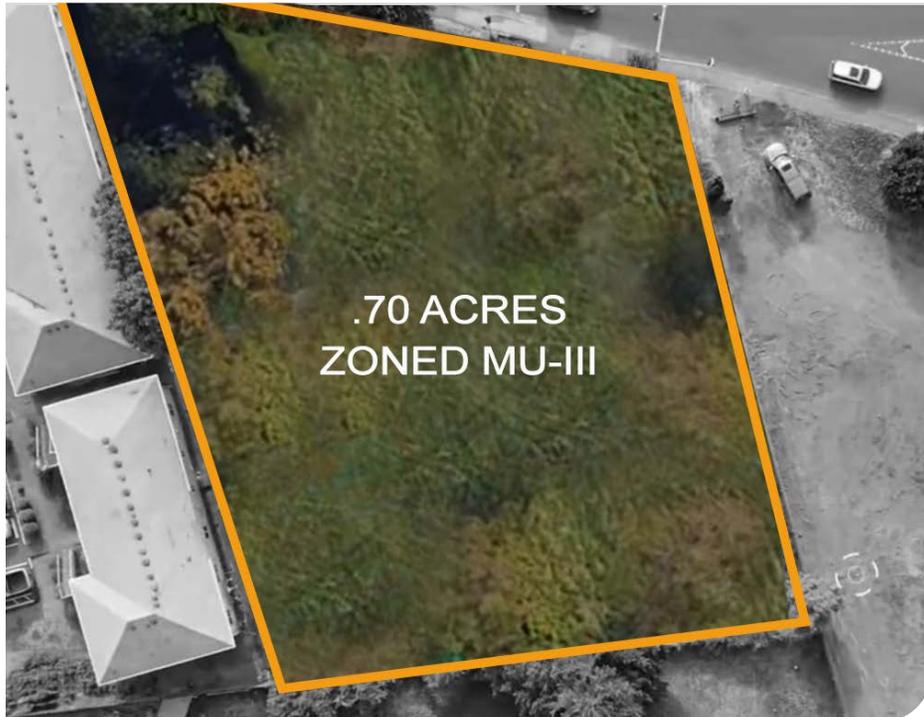
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# PROPERTY SUMMARY



**FOR  
LEASE**



## OFFERING SUMMARY

Address	3297 River Rd N, Salem, OR
Sale Price	\$599,900
Lot Size	0.7 Acres
Price / Acre	\$857,000
Zoning	Salem MU-III

### Property Summary

This is a redevelopment opportunity at a signalized intersection on the south end of River Road N, where Salem and Keizer meet, just blocks north of the Salem Parkway.

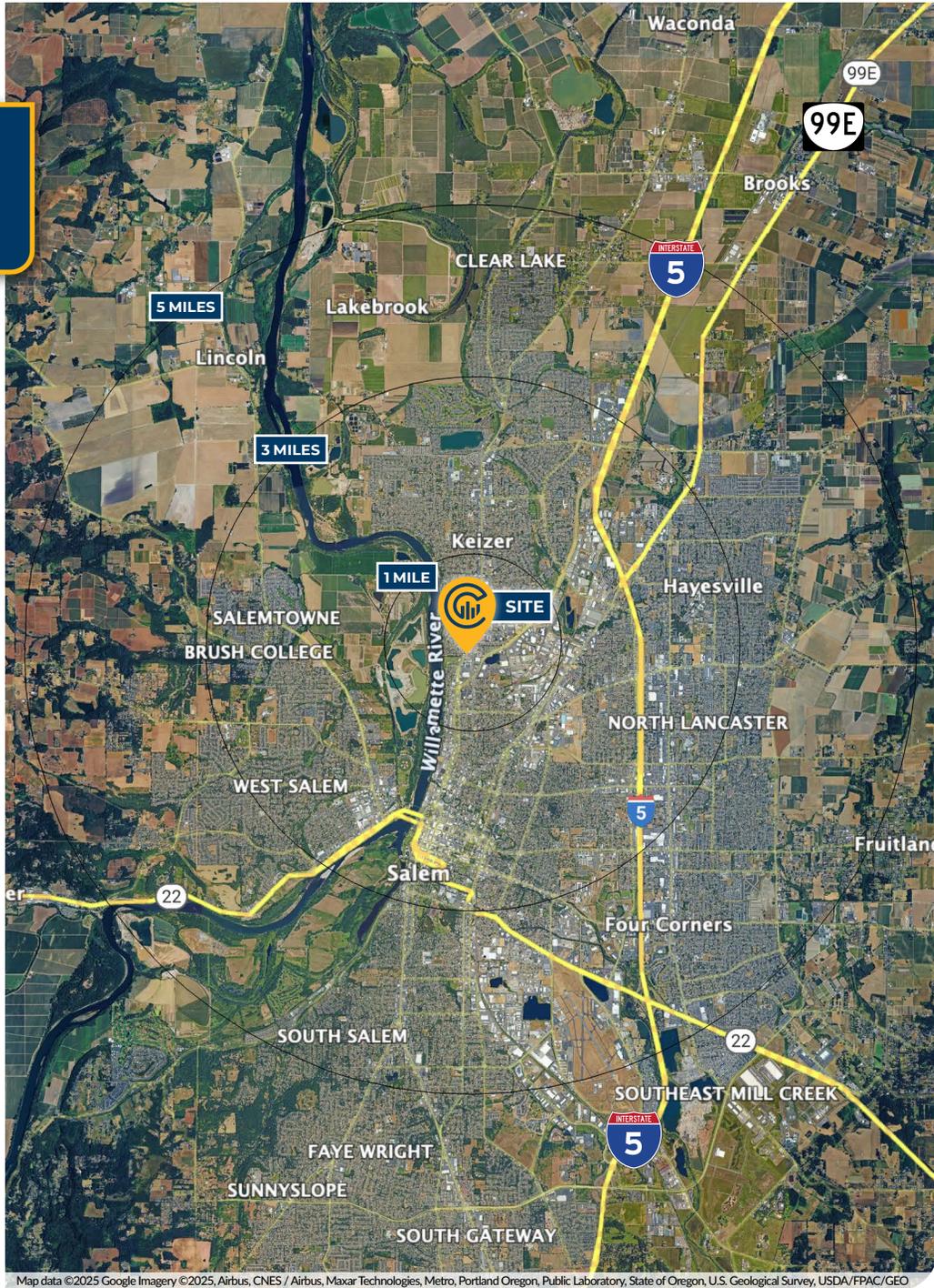
The longtime home to a local upholstery business, the highest and best use is for commercial retail or office redevelopment. It is on the west "going to work" side of River Road and has its highest traffic counts in the morning as commuters travel to work from Keizer to Salem. A customer making a right turn out of this location has easy access to either River Road/Commercial Street NE into Salem or Broadway St NE to the Salem Parkway.

### Location Description

Perfect for an investor with an eye for potential, the area surrounding 3297 River Rd N in Salem, OR, offers an array of compelling opportunities. Situated in a vibrant and developing part of town, the location is ideal for a potential land or retail-pad investor seeking a prime spot. With easy access to major roadways and close proximity to notable landmarks and growing residential communities, this area holds great promise for those looking to capitalize on its strategic positioning. Nearby points of interest include the picturesque Willamette River, charming local shops and restaurants, and convenient transportation hubs. For an investor with vision, the possibilities in this area are limitless.



# DEMOGRAPHICS MAP & REPORT



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
Total Population	10,870	100,430	212,111
Average Age	33.2	33.4	34.3
Average Age (Male)	32.4	32.5	33.2
Average Age (Female)	34.1	34.7	35.5
Households & Income			
Total Households	4,145	36,791	78,687
# of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$48,375	\$51,997	\$53,702
Average House Value	\$205,608	\$193,955	\$209,610
2020 American Community Survey (ACS)			

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