

# ANTHONY'S CORNER @ WILTSEY

5775 COMMERCIAL ST SE, SALEM, OR 97306



## PROPERTY DESCRIPTION

Great retail opportunity on South Commercial at Wiltsey. One of the remaining suites will be a 3,203 SF restaurant that has the potential to utilize the rooftop patio. The other available suites are 1,584 SF and 1,440 SF. The building will have 71 upscale apartment homes with separate secure parking and access. The landlord is willing to participate in some of the buildout costs and interior improvements. Expected completion February 2025.

## PROPERTY HIGHLIGHTS

- +/-1,440-3,203 SF available upon completion
- Mixed-Use New Development
- Great demographics and traffic counts
- Signalized intersection of Commercial St & Wiltsey Rd
- Prime signage on busy Commercial Street
- Lease rate non-restaurant: \$28-34/SF/YR
- Lease Rate- End Cap Restaurant: \$34-42/SF/YR (Depending on TIs)

## OFFERING SUMMARY

Lease Rate:	\$28.00 - 42.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,440 - 3,203 SF
Lot Size:	2.93 Acres
Building Size:	84,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,935	21,927	44,744
Total Population	9,817	53,844	113,615
Average HH Income	\$77,739	\$66,498	\$61,907

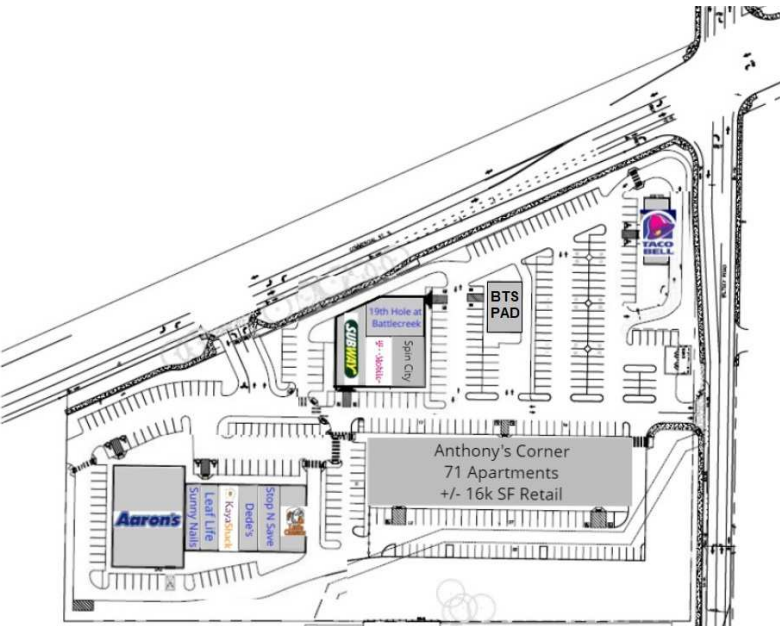
BO RUSHING

503.588.8500  
bo@rushinggroup.com



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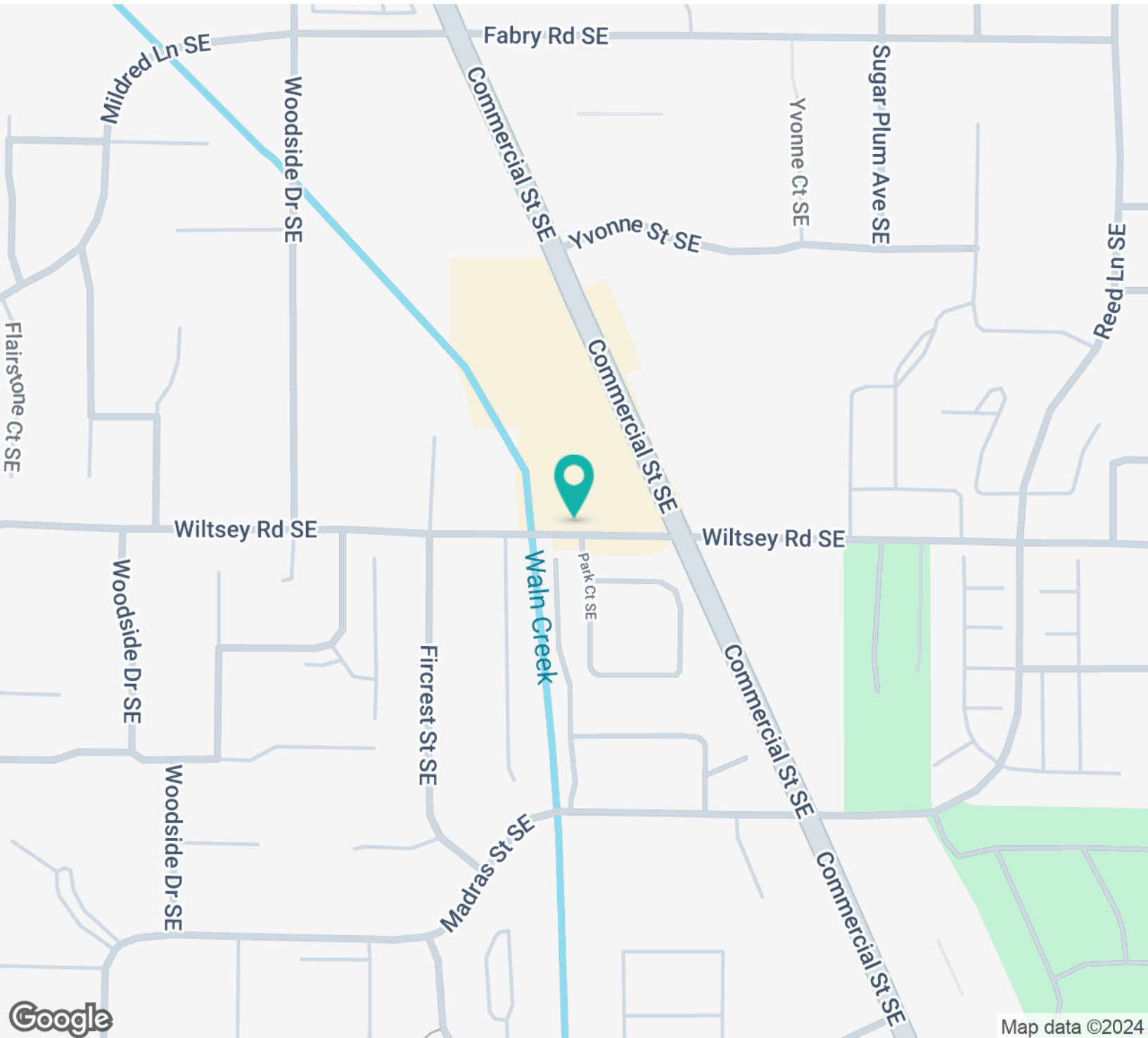


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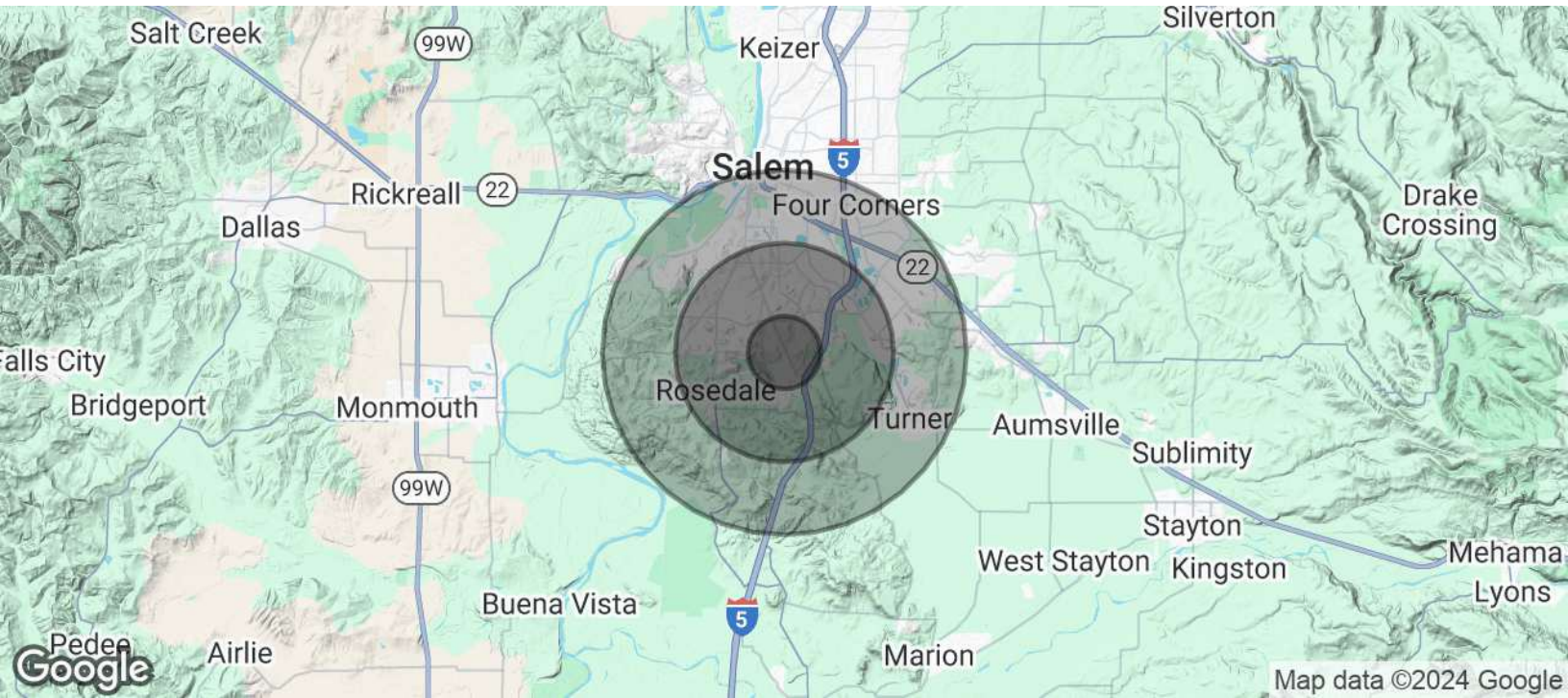


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,817	53,844	113,615
Average Age	36.8	37.8	37.4
Average Age (Male)	35.0	35.2	36.1
Average Age (Female)	38.9	40.3	39.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,935	21,927	44,744
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,739	\$66,498	\$61,907
Average House Value	\$264,158	\$262,663	\$241,992

2020 American Community Survey (ACS)

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