



FOR LEASE



4937 INDIAN SCHOOL RD

Office Space For Lease with Rent Incentives

2,178 SF | \$1.05 SF/month (MG)

4937 Indian School Rd, Salem, OR 97305

- Best value on the market
- Well-maintained building and property
- Excellent parking and close to I-5

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	4937 Indian School Rd, Salem, OR 97305
Lease Rate	\$1.05 SF/month (MG)
Available SF	2,178 SF
Building Size	7,006 SF
Lot Size	0.5 Acres
Year Built	1980
Zoning	IG - General Industrial
APN	524749

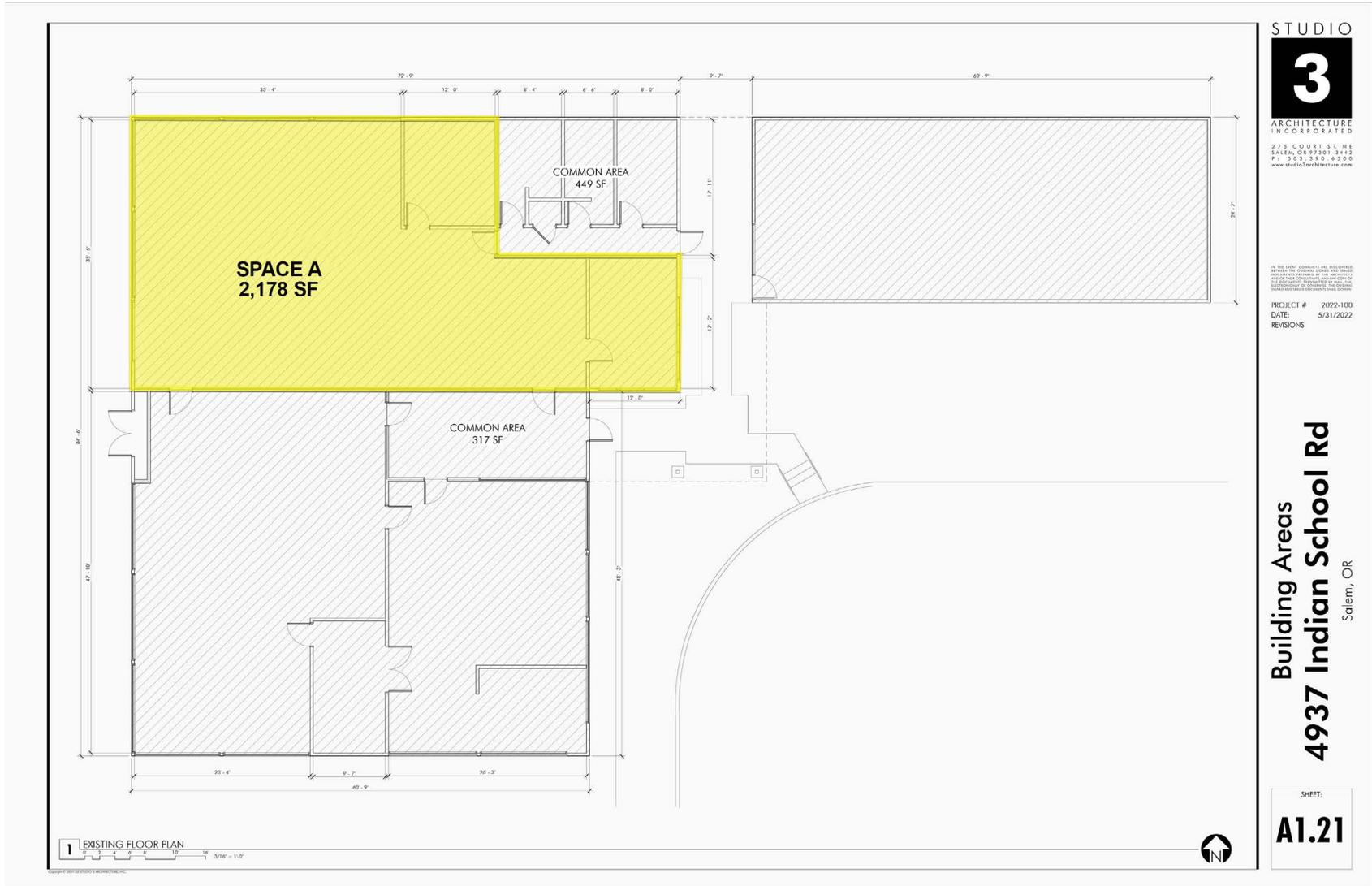
Property Overview

The current configuration of Space A includes 4 hard-walled cubicles and a large open bullpen area with two private meeting or conference rooms. The space has a shared restroom and ample parking on-site for all tenants. There are tenants in the complex that include the corporate headquarters for Roth's Fresh Markets and warehouse and distribution users. Lease incentives are available, inquire with listing agents.



FLOOR PLAN

FLOOR PLAN



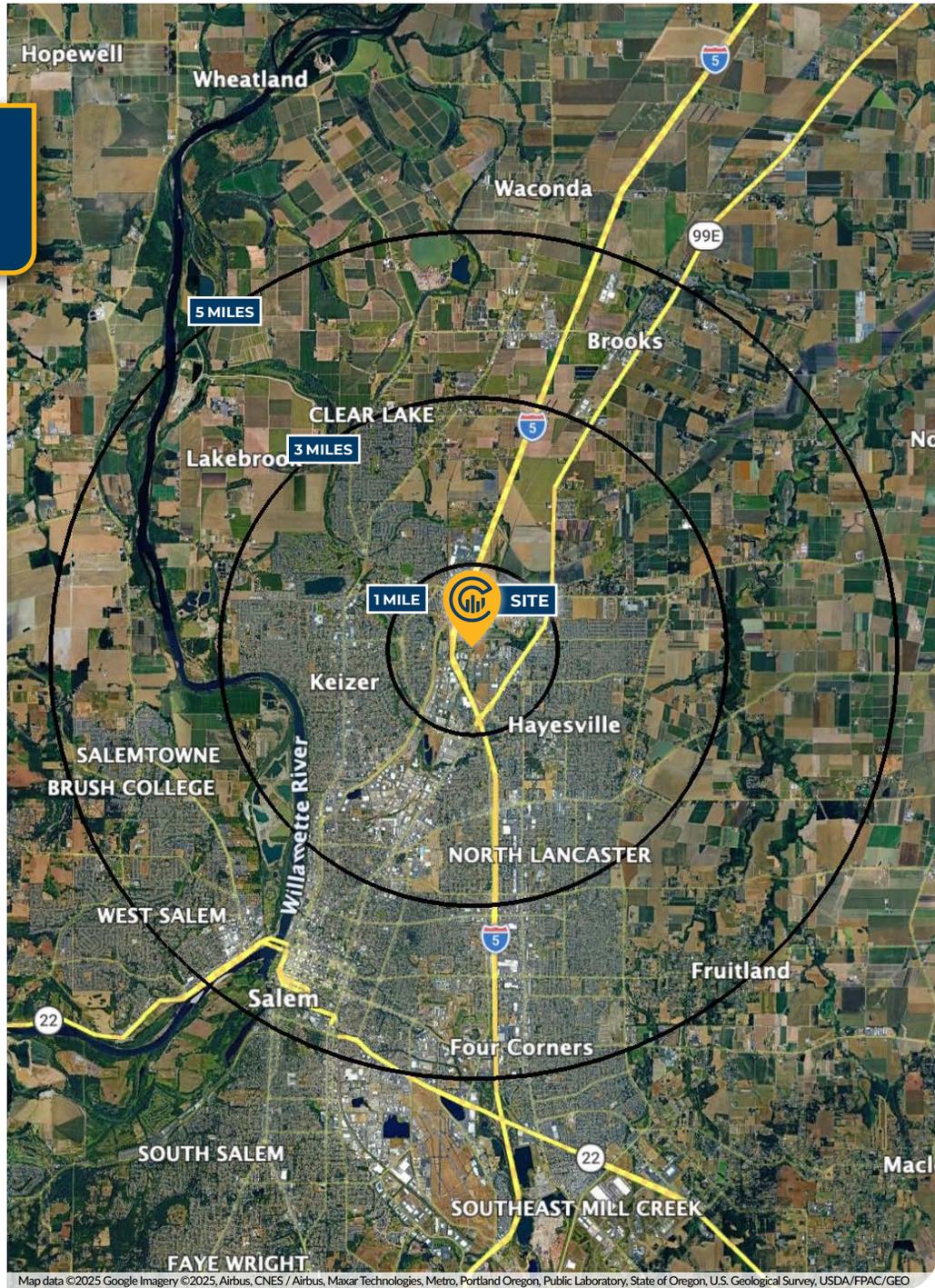


AERIAL MAP





DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS REPORT

Population	1 Mile	3 Mile	5 Mile
Total Population	9,726	92,295	179,284
Average Age	33.7	32.4	33.2
Average Age (Male)	32.8	31.1	32.1
Average Age (Female)	34.3	33.4	34.4
Households & Income			
Total Households	3,586	33,524	64,488
# of Persons Per HH	2.7	2.8	2.8
Average HH Income	\$57,640	\$52,784	\$52,067
Average House Value	\$199,912	\$221,330	\$205,521

2020 American Community Survey (ACS)

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