

1282 SOUTHSIDE DR

1282 SOUTHSIDE DR SALEM, VA 24153



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 1.24 Acres

Year Built: 2019

Building Size: 7,200 SF

Zoning: LM

PROPERTY OVERVIEW

High quality 40' x 60' flex space built in 2019 with 6-inch slab, 12' x 12' drive-in door and outside parking. Currently configured with 2 offices and restroom. 3-phase power and gas heat. 15' clear ceiling height to bottom of steel.

PROPERTY HIGHLIGHTS

- Located on Industrial Cul-de-sac
- Convenient to I-81 & Route 460
- Zoned LM
- New Building



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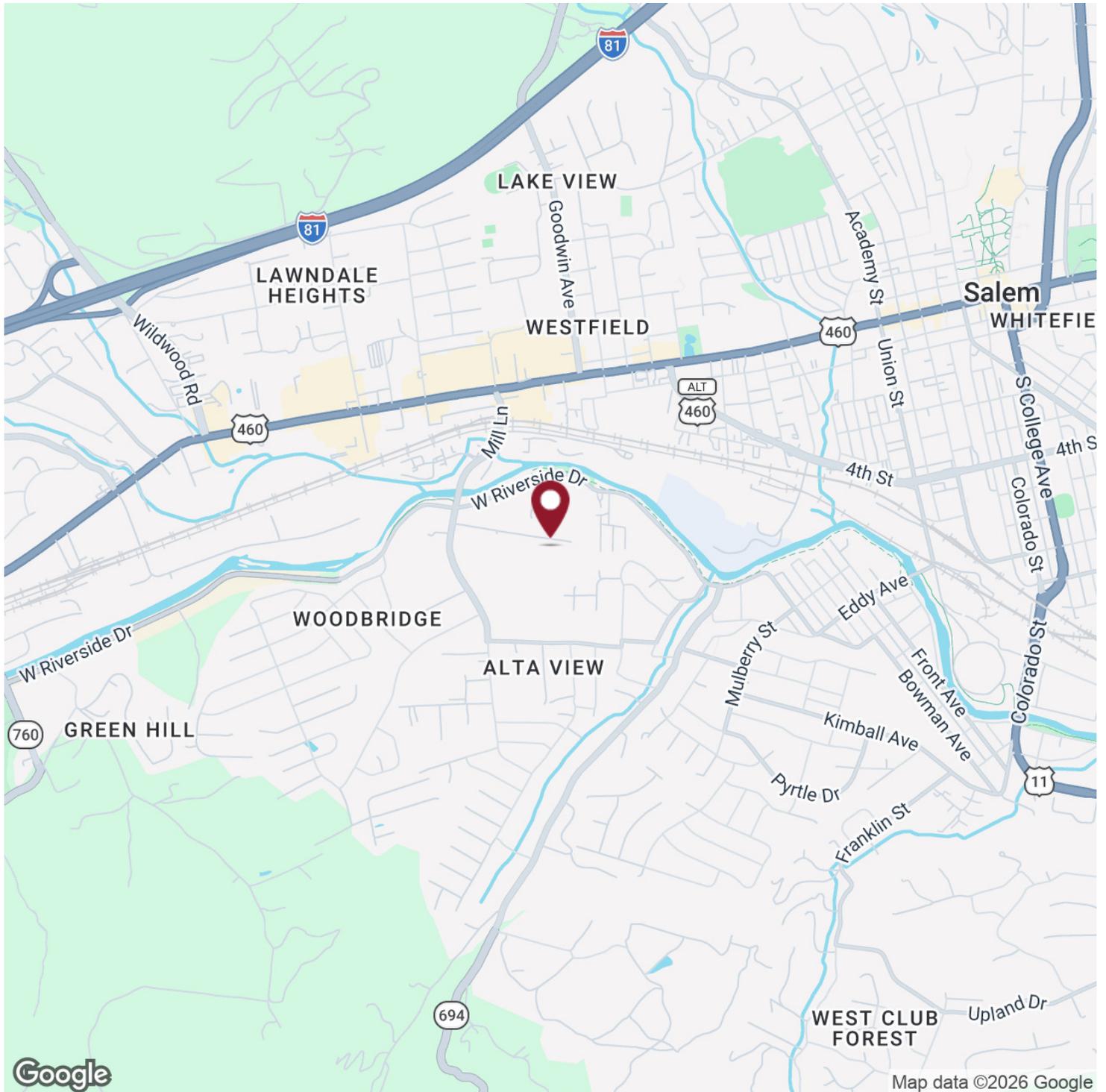
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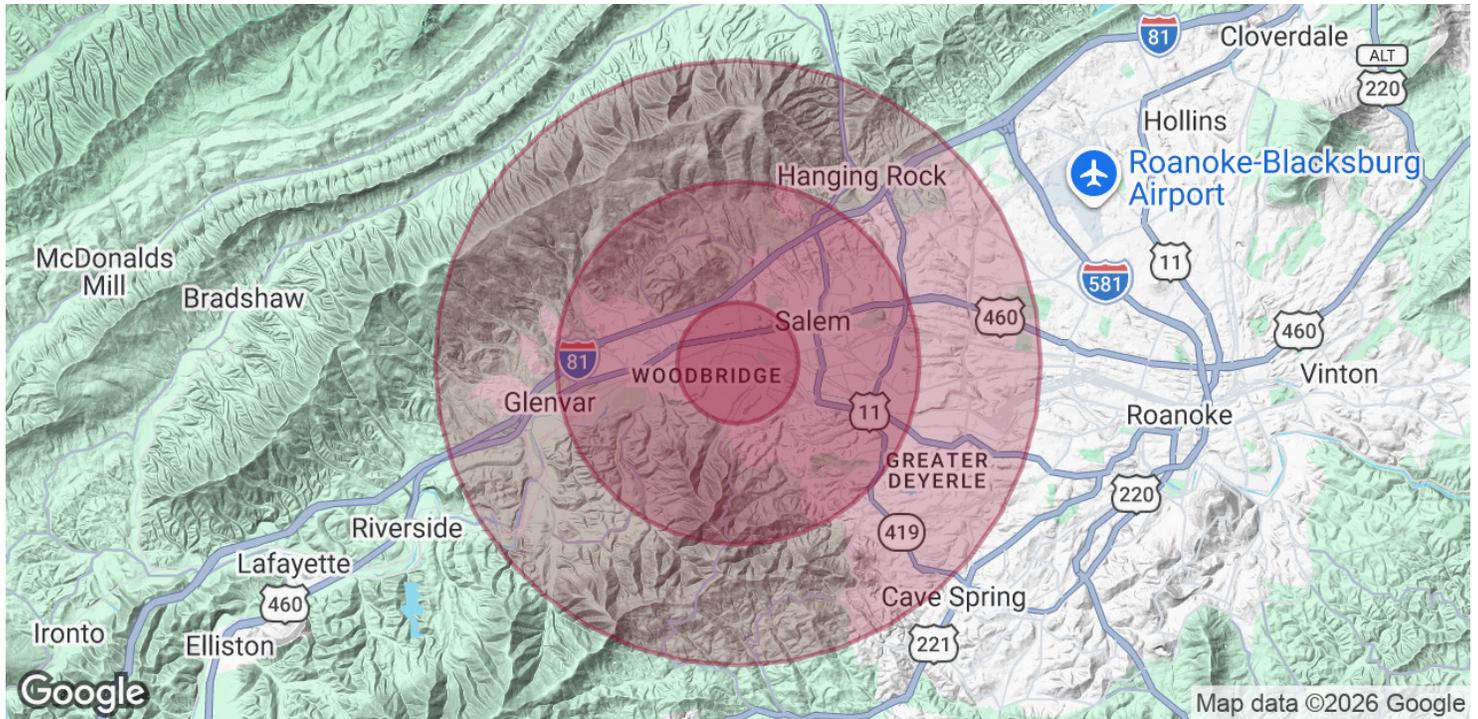
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,364	26,186	55,801
Average age	40.6	41.4	42.4
Average age (Male)	40.2	40.0	40.3
Average age (Female)	41.2	42.7	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,181	10,548	22,644
# of persons per HH	2.5	2.5	2.5
Average HH income	\$65,187	\$70,167	\$69,610
Average house value	\$201,725	\$207,544	\$210,922

* Demographic data derived from 2020 ACS - US Census



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