



MILL LANE COMMONS

1306 W Main St, Salem, VA 24153

ANDY MULLINS

Senior Vice President

540.342.6178

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Mill Lane Commons has recently undergone significant renovations and is ideally positioned within Salem’s premier retail corridor, offering outstanding visibility, accessibility, and convenience for both tenants and customers. Situated at a signalized intersection with ample parking and multiple points of ingress and egress, the center provides easy access and excellent traffic flow.

Strategically located at the intersection of Mill Lane and West Main Street (U.S. Route 460), Mill Lane Commons benefits from exposure along one of the Roanoke Valley’s most heavily traveled commercial corridors. With approximately 26,000 vehicles passing the property daily, the center enjoys exceptional visibility, strong consumer traffic, and a highly desirable location among Salem’s leading retail destinations.

PROPERTY HIGHLIGHTS

- Exterior Renovation- 2025 (1st Phase) and 2026 (2nd Phase)
- Signalized Intersection
- 182 Parking Spaces
- Pylon Sign

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,742 - 8,000 SF
Lot Size:	137,509 SF
Building Size:	45,150 SF

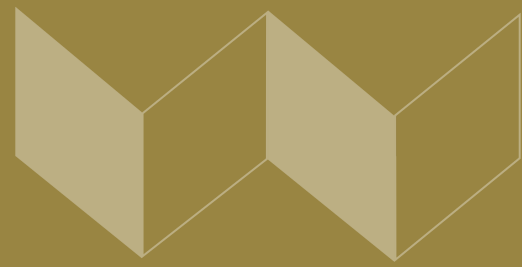
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	479	1,936
Total Population	224	1,116	4,611
Average HH Income	\$92,174	\$102,607	\$101,642

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ADDITIONAL PHOTOS



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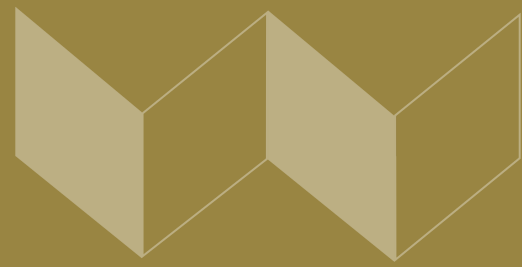
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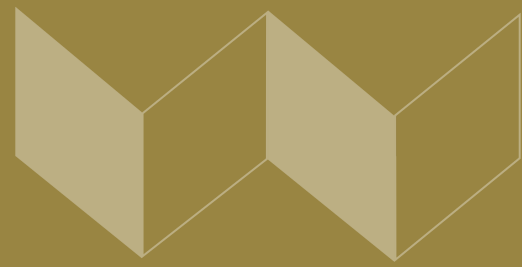
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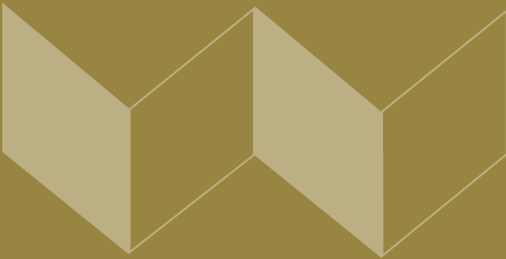
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,742 - 8,000 SF	Lease Rate:	Negotiable

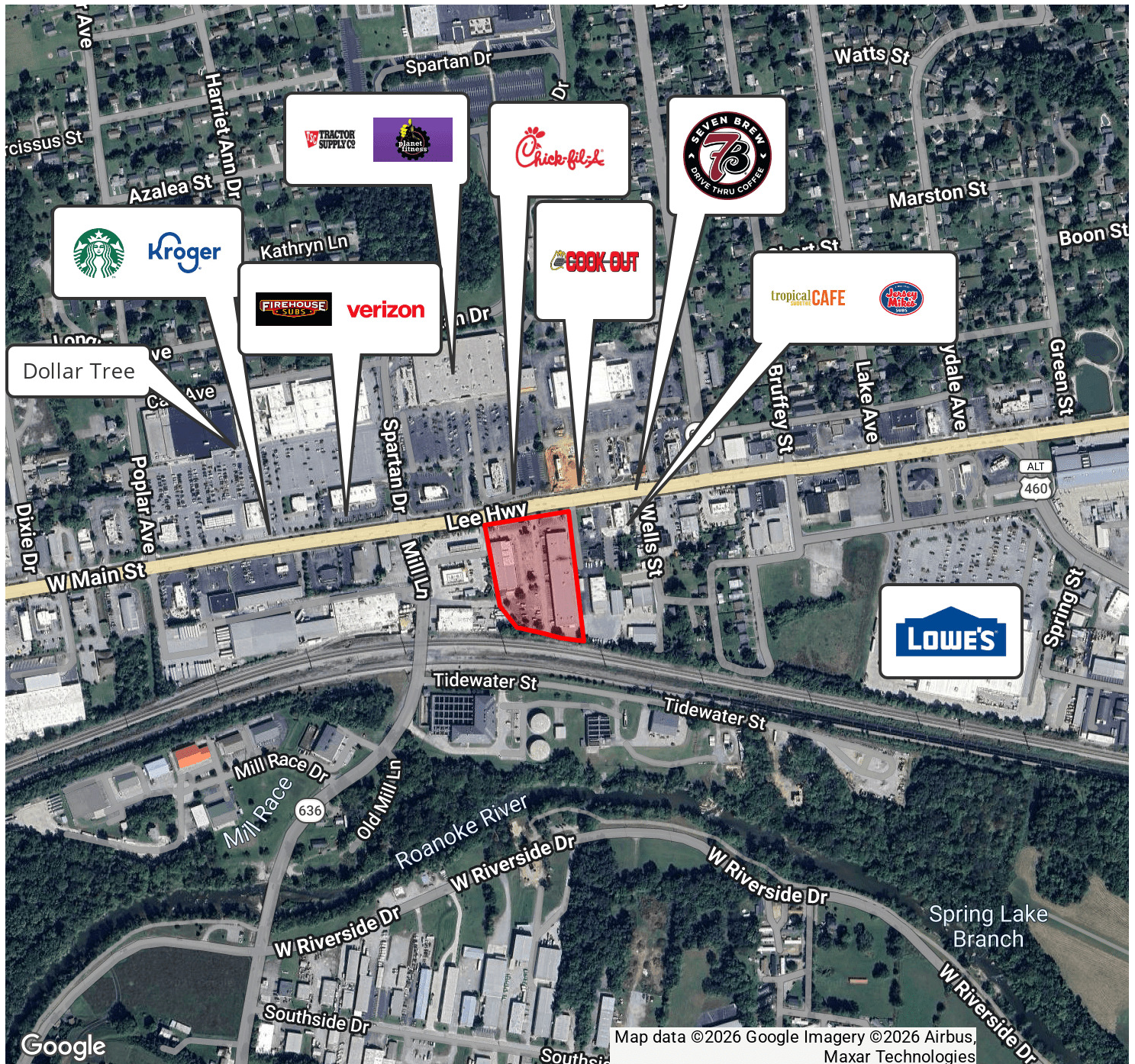
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1302 W. Main Street	Available	8,000 SF	NNN	Negotiable	-
1308 W. Main Street	Available	1,742 SF	NNN	Negotiable	-
1312 W. Main Street	Available	3,233 SF	NNN	Negotiable	-
1314 W. Main Street	Available	6,000 SF	NNN	Negotiable	-

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RETAILER MAP



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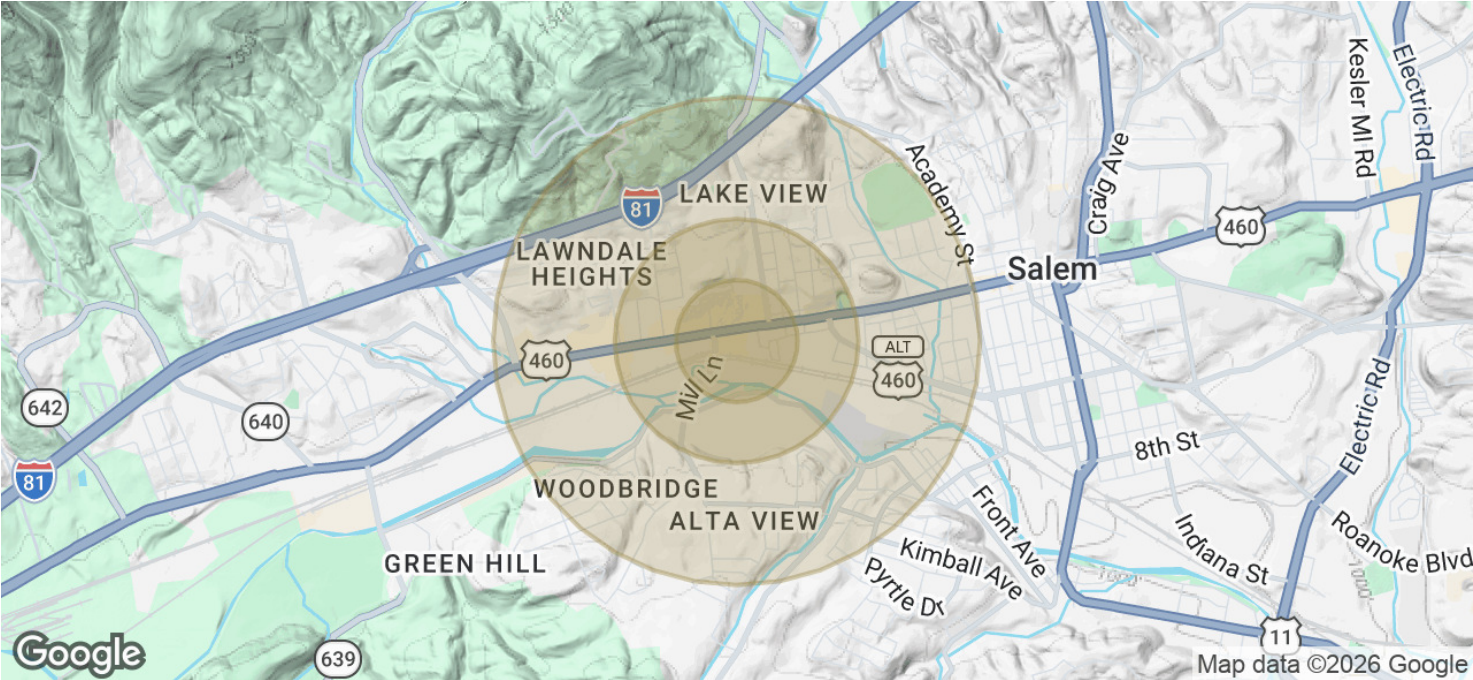
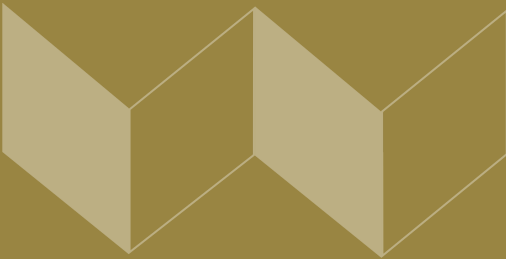
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	224	1,116	4,611
Average Age	38.3	41.7	43.7
Average Age (Male)	42.2	44.7	44.7
Average Age (Female)	36.7	41.5	45.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	479	1,936
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,174	\$102,607	\$101,642
Average House Value	\$248,998	\$248,720	\$258,330

2023 American Community Survey (ACS)

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