



ANCHOR
RETAIL

REALTY
RESOURCES

MEMBER



EASTGATE
PLAZA

2309 East State Street
Salem, Ohio 44460

AVAILABLE

EASTGATE PLAZA

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HIGHLIGHTS

- ▶ 1,200 SF (available 05/01/2026)
- ▶ Vacant land available for sale, ground lease, or build-to-suit
 - Lot 1 - 2.015 acres
 - Lot 2 - 2.311 acres
 - Lot 3 - +/- 2.67 acres (not available for sale)
- ▶ Located at a signalized intersection with excellent pylon signage opportunity
- ▶ Anchored by Giant Eagle Supermarket with co-tenants including Shoe Sensation, GetGo, Great Clips, Action Physical Therapy, Cricket Wireless, Mariner's Finance, East of Chicago Pizza, and more!
- ▶ Near Salem Regional Medical Center and other major retailers including Walmart Supercenter, The Home Depot, ALDI, Marc's Stores, True Value, O'Reilly Auto Parts, Tractor Supply Co., and Holiday Inn Express



- A Action Physical Therapy & Rehabilitation
- B Cricket Wireless
- C Jersey Mikes
- D Mariner's Finance
- E Pulp Juice & Smoothie Bar
- F AVAILABLE - 1,200 SF**
- G Buy the Beach
- H Great Clips
- I Shoe Sensation
- J Diamond Nail Spa
- K East of Chicago Pizza



AVAILABLE

EASTGATE PLAZA

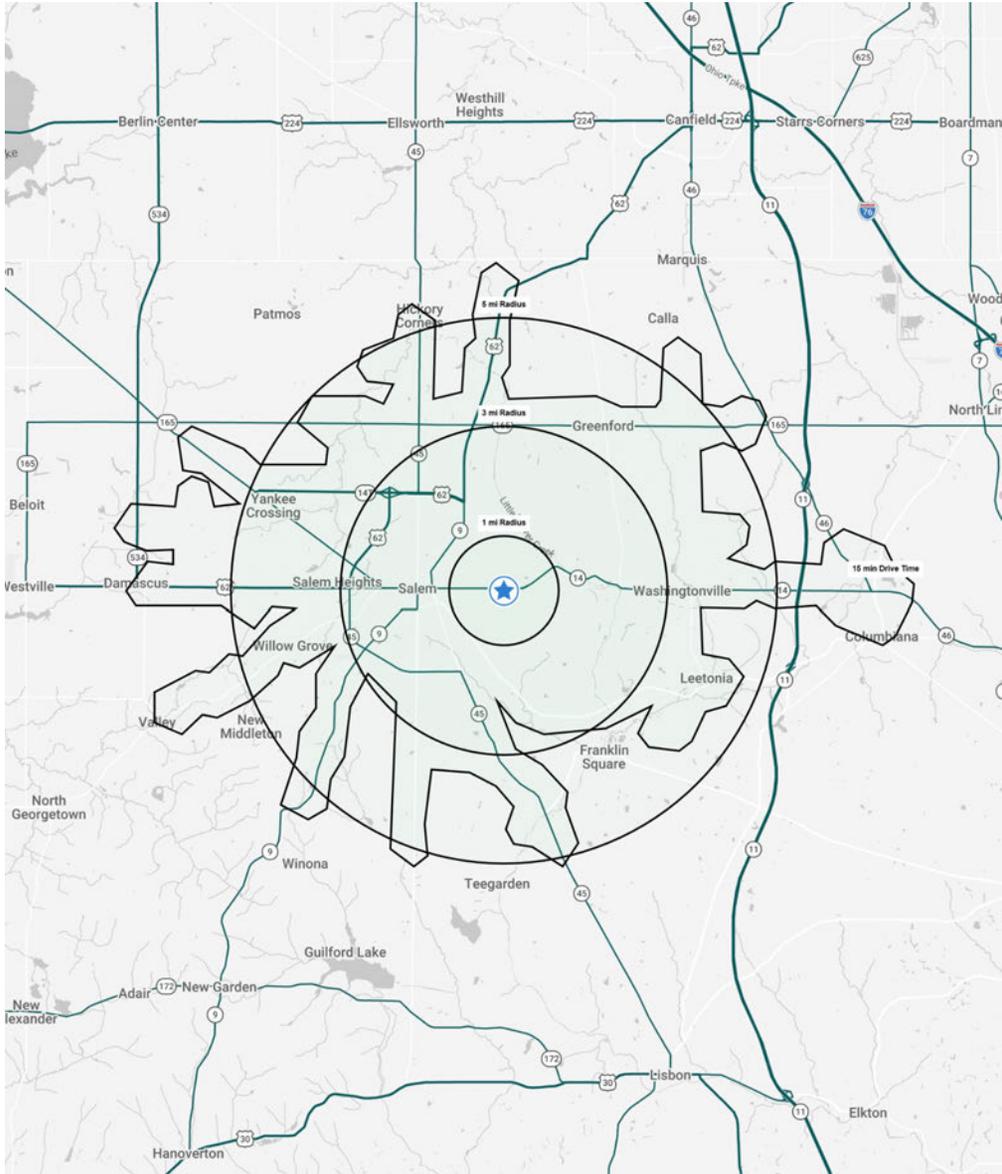
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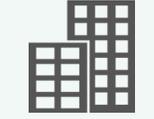
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	4,053	17,364	24,402	26,870
 HOUSEHOLDS	1,784	7,537	10,411	11,543
 MEDIAN AGE	44.2	43.7	44.2	44.3
 AVERAGE HH INCOME	\$81,314	\$79,246	\$83,839	\$83,672
 MEDIAN HH INCOME	\$58,951	\$61,050	\$63,277	\$64,917
 BUSINESSES	184	641	850	967
 EMPLOYEES	2,999	8,980	10,627	11,554
 EDUCATION: BACHELORS +	24.5%	20.9%	20.3%	21.6%



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