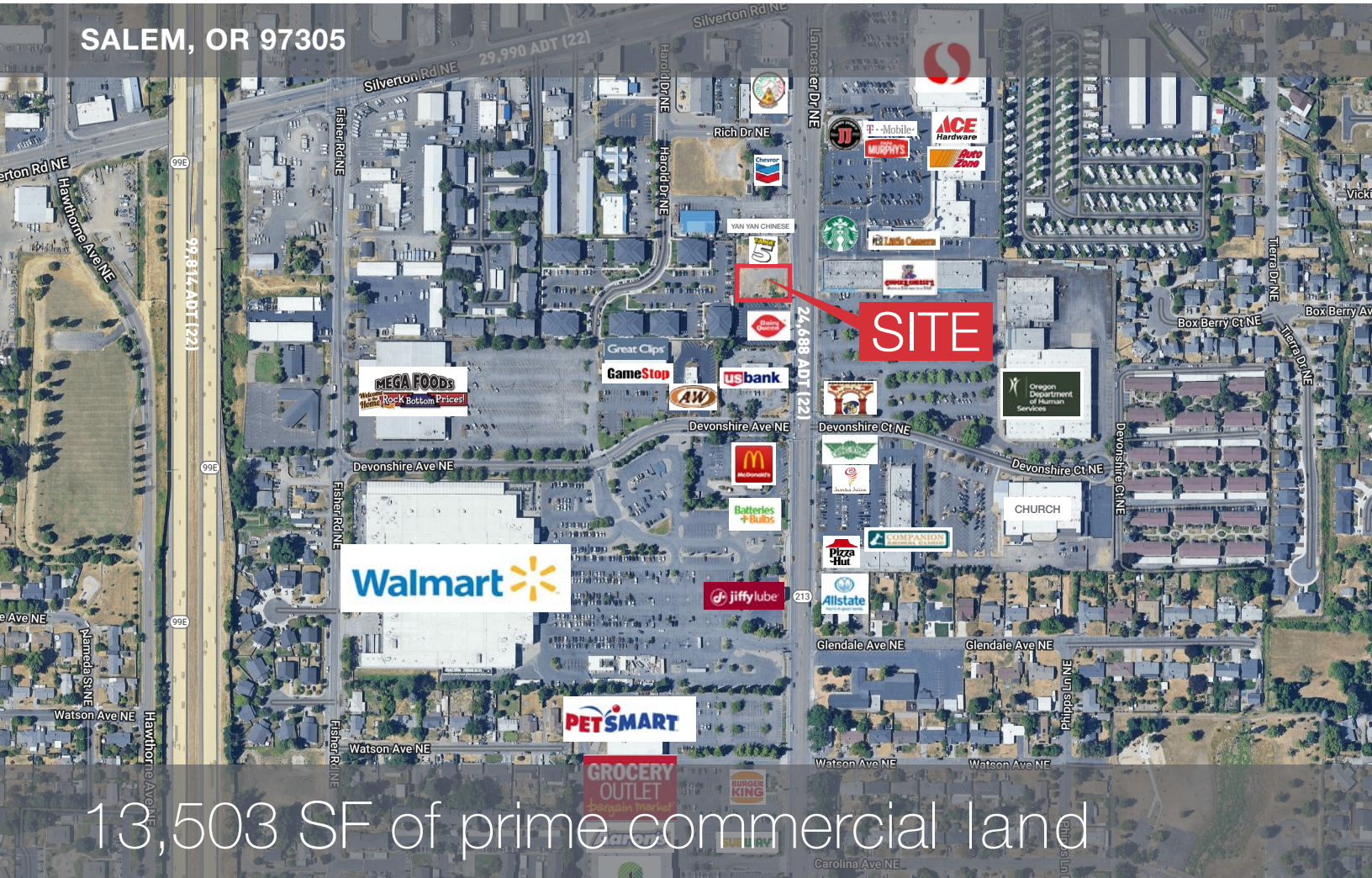


FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

3271 Lancaster Dr NE



13,503 SF of prime commercial land

PARCEL SIZE

13,503 SF

ECONOMICS

Please call for details

TRAFFIC COUNTS

Lancaster St NE – 24,688 ADT ('22)

HIGHLIGHTS

- Commercial/Retail development lot with high exposure and traffic counts on Lancaster Dr NE next to Dairy Queen and Howard Commons Apartments.
- One of the last remaining developable lots on Lancaster Drive.
- Buyer to perform all development and access due diligence with the City of Salem and Marion County.

ZONING

CR – Commercial/Retail

CONTACT

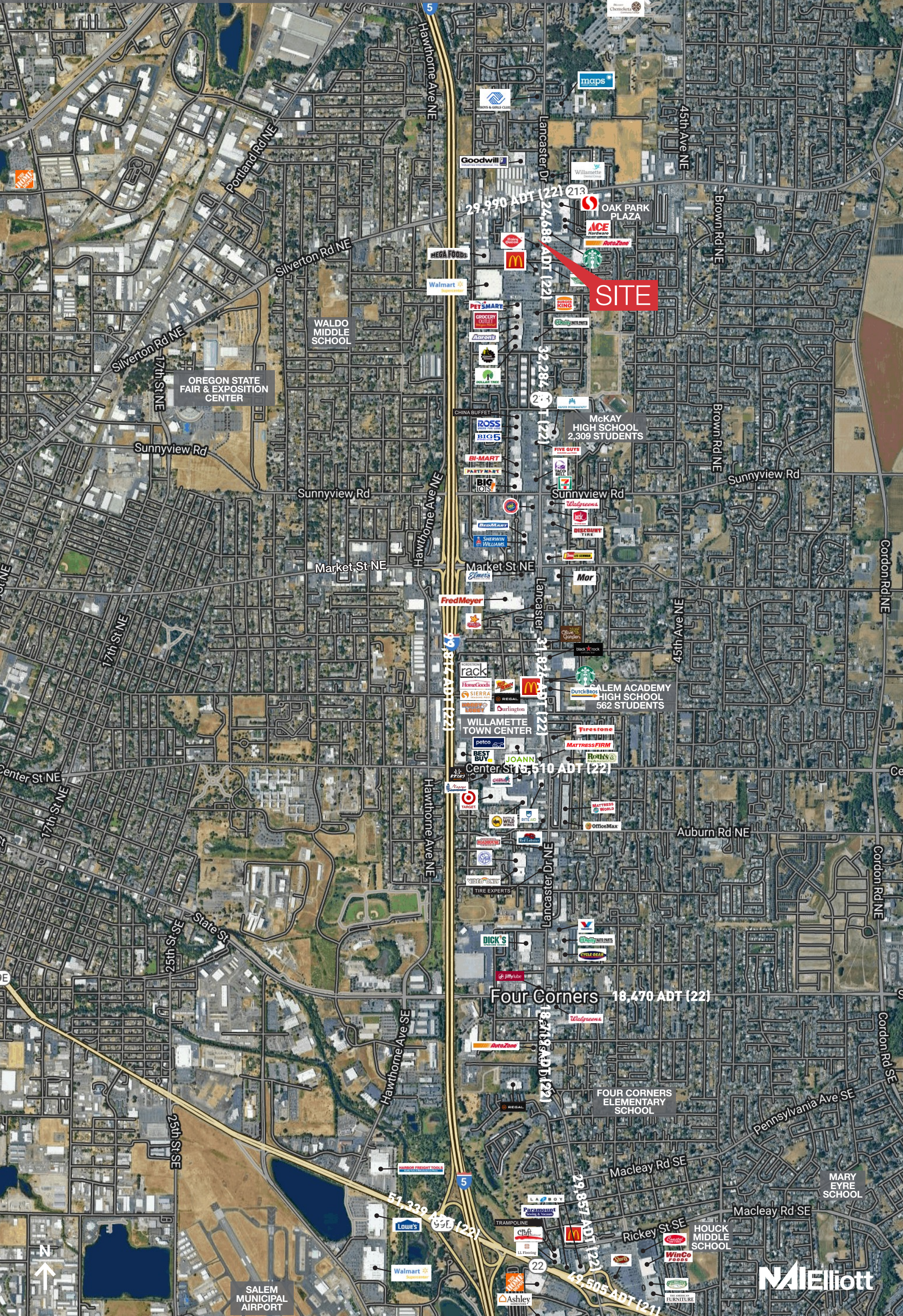
Nick Stanton

503 784 0407 / 503 224 6791 / nstanton@naielliott.com



SALEM, OR | LANCASTER CORRIDOR

Hayesville



TRADE AREA



Hadley St NE
Beacon St NE
Silverton Rd NE
Hawthorne Ave NE
99,814 ADT (22)
99E
Glendale Ave NE
Watson Ave NE
Beacon St NE
Nameda St NE
Hawthorne Ave NE

Silverton Rd NE 29,990 ADT (22)
Fisher Rd NE
Harold Dr NE
Rich Dr NE
Chevron
YAN YAN CHINESE
Great Clips
GameStop
US Bank
AW
McDonald's
Batteries + Bulbs
Walmart
PET SMART
GROCERY OUTLET bargain market
Aaron's
DOLLAR TREE
planet fitness
TOP TO BOTTOM CLOTHING

Lancaster Dr NE
24,688 ADT (22)
213
ACE Hardware
Auto Zone
MURPHYS
Starbucks
Little Caesars
CHUCK E. CHEESE'S
Oregon Department of Human Services
CHURCH
COMPANION ANIMAL CLINIC
Pizza Hut
Allstate
Glendale Ave NE
Watson Ave NE
Carolina Ave NE
Judy Ave NE
Vicki Way
Box Berry Ave NE
Tierra Dr NE
Box Berry Ct NE
Tierra Dr NE
Devonshire Ct NE
Devonshire Ct NE
Phipps Ln NE

SITE



Proposed site plan 1



COLE VALLEY PARTNERS
Real Estate

www.cvppe.com

SITE DATA

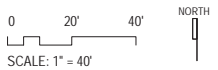
SITE AREA LOT A ±13,359 SF, ±0.307 AC
BUILDING OIL SERVICE - 1,738 SF
PARKING 5 SPACES

SITE AREA LOT B ±14,339 SF, ±0.329 AC
2,800 SF
19

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS, BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



SALEM,
OREGON
3271 LANCASTER DR NE

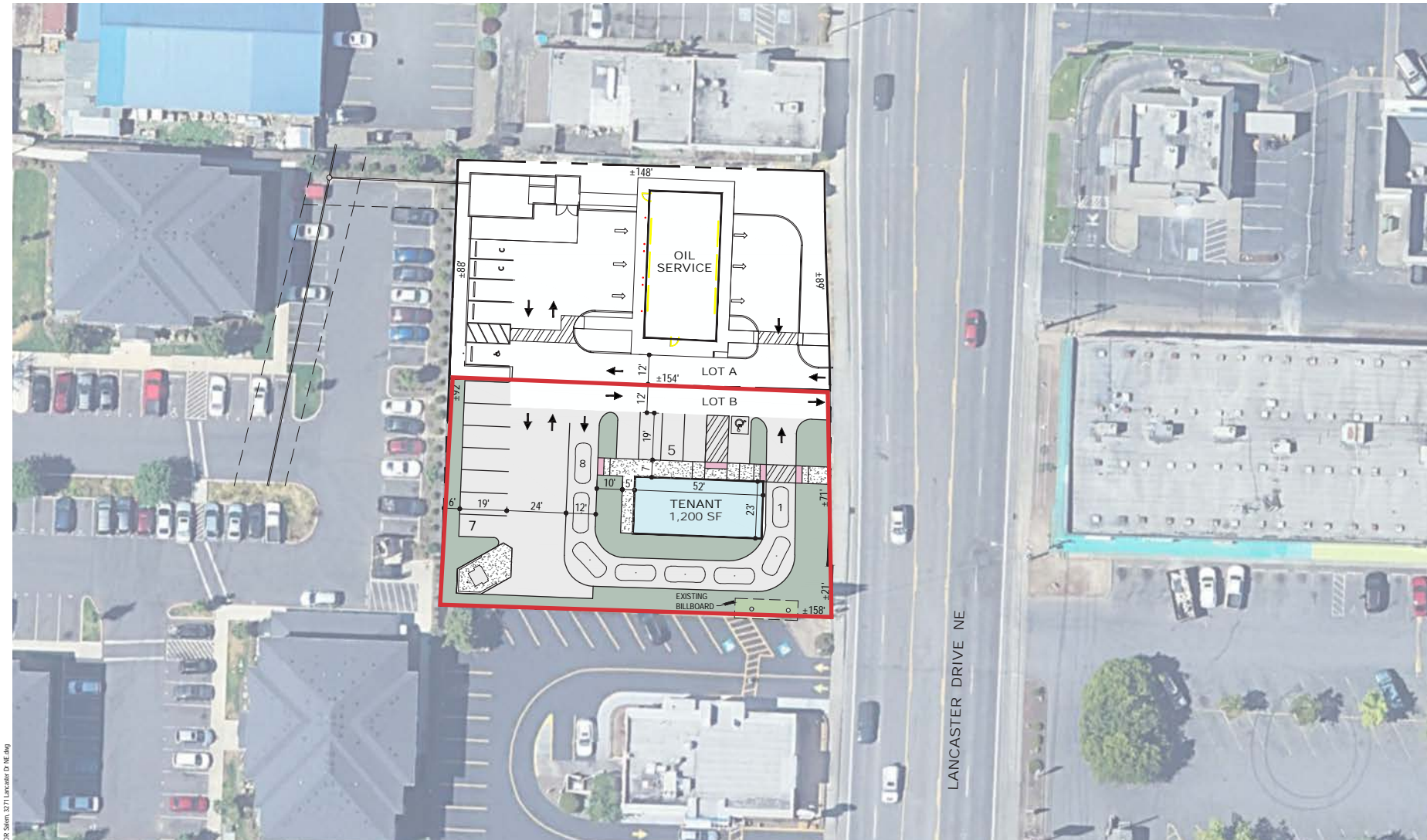
CONTACT

Nick Stanton

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NAI Elliott

Proposed site plan 2



COLE VALLEY PARTNERS
Real Estate

WWW.CVPRE.COM

SITE DATA

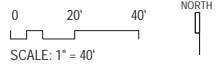
SITE AREA LOT A ±13,359 SF, ±0.307 AC
 BUILDING OIL SERVICE - 1,738 SF
 PARKING 5 SPACES

SITE AREA LOT B ±14,339 SF, ±0.329 AC
 BUILDING 1,200 SF
 PARKING 8

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



SALEM,
 OREGON
 3271 LANCASTER DR NE

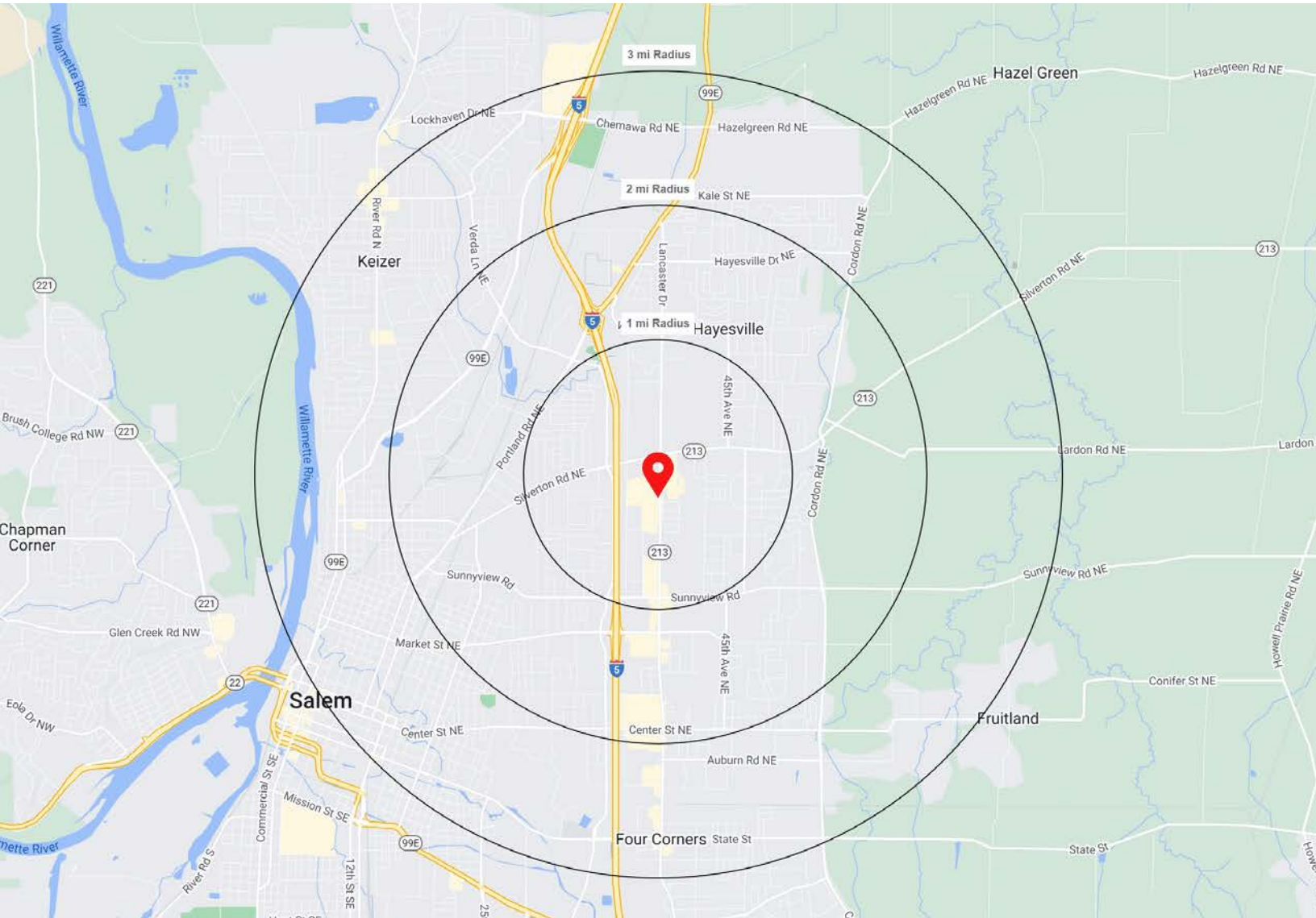
CONTACT

Nick Stanton

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Demographics summary



	1 MILE	2 MILE	3 MILE
Estimated Total Population 2023	24,486	65,233	115,971
Estimated Households	8,008	21,832	39,787
Average HH Income	\$71,098	\$78,888	\$80,430
Median Home Value	\$292,541	\$311,161	\$322,571
Daytime Demographics 16+	12,201	41,083	89,409

Source: Regis – SitesUSA (2024)

CONTACT

Nick Stanton

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Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3271 Lancaster Dr NE / Salem, OR 97305	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	24,486	65,233	115,971
2028 Projected Population	23,809	63,779	113,944
2020 Census Population	24,594	64,936	114,269
2010 Census Population	22,203	60,382	106,087
Projected Annual Growth 2023 to 2028	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	0.8%	0.6%	0.7%
Households			
2023 Estimated Households	8,008	21,832	39,787
2028 Projected Households	7,659	21,004	38,550
2020 Census Households	7,929	21,721	39,079
2010 Census Households	7,311	20,440	36,627
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.7%
Age			
2023 Est. Population Under 10 Years	16.0%	14.7%	13.2%
2023 Est. Population 10 to 19 Years	14.2%	14.1%	13.5%
2023 Est. Population 20 to 29 Years	18.3%	16.2%	16.3%
2023 Est. Population 30 to 44 Years	21.0%	21.0%	21.4%
2023 Est. Population 45 to 59 Years	15.5%	16.2%	16.8%
2023 Est. Population 60 to 74 Years	10.8%	12.8%	13.4%
2023 Est. Population 75 Years or Over	4.2%	5.0%	5.4%
2023 Est. Median Age	30.4	32.7	33.9
Marital Status & Gender			
2023 Est. Male Population	50.1%	49.7%	50.7%
2023 Est. Female Population	49.9%	50.3%	49.3%
2023 Est. Never Married	45.1%	39.3%	39.3%
2023 Est. Now Married	38.1%	40.4%	38.1%
2023 Est. Separated or Divorced	13.1%	15.9%	17.9%
2023 Est. Widowed	3.7%	4.3%	4.8%
Income			
2023 Est. HH Income \$200,000 or More	1.9%	2.6%	3.3%
2023 Est. HH Income \$150,000 to \$199,999	1.9%	4.2%	4.7%
2023 Est. HH Income \$100,000 to \$149,999	12.9%	15.4%	16.4%
2023 Est. HH Income \$75,000 to \$99,999	15.9%	13.8%	13.8%
2023 Est. HH Income \$50,000 to \$74,999	18.9%	20.2%	19.6%
2023 Est. HH Income \$35,000 to \$49,999	14.1%	13.4%	13.7%
2023 Est. HH Income \$25,000 to \$34,999	14.3%	11.5%	10.2%
2023 Est. HH Income \$15,000 to \$24,999	7.2%	7.8%	8.2%
2023 Est. HH Income Under \$15,000	12.8%	11.1%	10.1%
2023 Est. Average Household Income	\$71,098	\$78,888	\$80,430
2023 Est. Median Household Income	\$54,556	\$58,727	\$60,937
2023 Est. Per Capita Income	\$23,362	\$26,531	\$28,218
2023 Est. Total Businesses	559	2,029	4,420
2023 Est. Total Employees	4,142	19,432	49,596

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3271 Lancaster Dr NE / Salem, OR 97305	1 mi radius	2 mi radius	3 mi radius
Race			
2023 Est. White	56.4%	59.5%	61.3%
2023 Est. Black	2.2%	2.2%	4.1%
2023 Est. Asian or Pacific Islander	5.1%	5.1%	4.7%
2023 Est. American Indian or Alaska Native	1.9%	1.9%	1.8%
2023 Est. Other Races	34.5%	31.4%	28.1%
Hispanic			
2023 Est. Hispanic Population	10,759	25,832	40,807
2023 Est. Hispanic Population	43.9%	39.6%	35.2%
2028 Proj. Hispanic Population	43.7%	39.4%	35.1%
2020 Hispanic Population	58.3%	49.3%	41.8%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	14,719	41,132	75,479
2023 Est. Elementary (Grade Level 0 to 8)	15.3%	12.6%	10.1%
2023 Est. Some High School (Grade Level 9 to 11)	8.4%	9.2%	8.5%
2023 Est. High School Graduate	27.6%	26.2%	27.3%
2023 Est. Some College	26.7%	26.2%	27.0%
2023 Est. Associate Degree Only	9.6%	10.0%	9.9%
2023 Est. Bachelor Degree Only	8.2%	10.9%	11.8%
2023 Est. Graduate Degree	4.1%	4.9%	5.5%
Housing			
2023 Est. Total Housing Units	8,419	22,948	42,051
2023 Est. Owner-Occupied	50.8%	54.1%	54.9%
2023 Est. Renter-Occupied	44.3%	41.0%	39.7%
2023 Est. Vacant Housing	4.9%	4.9%	5.4%
Homes Built by Year			
2023 Homes Built 2010 or later	5.1%	4.6%	5.4%
2023 Homes Built 2000 to 2009	11.1%	9.1%	8.8%
2023 Homes Built 1990 to 1999	14.0%	14.6%	12.4%
2023 Homes Built 1980 to 1989	11.9%	9.1%	8.0%
2023 Homes Built 1970 to 1979	21.8%	23.8%	22.1%
2023 Homes Built 1960 to 1969	11.8%	10.7%	10.8%
2023 Homes Built 1950 to 1959	10.1%	10.8%	9.8%
2023 Homes Built Before 1949	9.2%	12.4%	17.3%
Homes Values			
2023 Home Value \$1,000,000 or More	0.8%	1.3%	1.3%
2023 Home Value \$500,000 to \$999,999	11.9%	12.1%	12.4%
2023 Home Value \$400,000 to \$499,999	11.4%	11.7%	12.6%
2023 Home Value \$300,000 to \$399,999	27.1%	29.9%	31.7%
2023 Home Value \$200,000 to \$299,999	25.7%	24.9%	22.2%
2023 Home Value \$150,000 to \$199,999	6.5%	5.8%	5.5%
2023 Home Value \$100,000 to \$149,999	5.0%	5.1%	5.1%
2023 Home Value \$50,000 to \$99,999	6.2%	3.9%	3.4%
2023 Home Value \$25,000 to \$49,999	1.7%	2.2%	2.7%
2023 Home Value Under \$25,000	3.6%	3.2%	3.2%
2023 Median Home Value	\$292,541	\$311,161	\$322,571
2023 Median Rent	\$1,021	\$1,033	\$1,031

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3271 Lancaster Dr NE / Salem, OR 97305	1 mi radius	2 mi radius	3 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	18,523	50,142	91,313
2023 Est. Civilian Employed	55.8%	56.5%	56.2%
2023 Est. Civilian Unemployed	3.7%	3.4%	3.0%
2023 Est. in Armed Forces	0.7%	0.3%	0.2%
2023 Est. not in Labor Force	39.8%	39.8%	40.6%
2023 Labor Force Males	49.7%	49.2%	50.6%
2023 Labor Force Females	50.3%	50.8%	49.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	10,329	28,350	51,316
2023 Mgmt, Business, & Financial Operations	10.4%	10.5%	11.7%
2023 Professional, Related	9.0%	12.4%	13.9%
2023 Service	28.7%	23.8%	22.6%
2023 Sales, Office	18.0%	20.1%	20.6%
2023 Farming, Fishing, Forestry	4.1%	3.5%	3.2%
2023 Construction, Extraction, Maintenance	11.3%	11.0%	10.6%
2023 Production, Transport, Material Moving	18.5%	18.7%	17.4%
2023 White Collar Workers	37.4%	43.0%	46.3%
2023 Blue Collar Workers	62.6%	57.0%	53.7%
Transportation to Work			
2023 Drive to Work Alone	69.5%	71.1%	71.3%
2023 Drive to Work in Carpool	13.2%	14.2%	13.4%
2023 Travel to Work by Public Transportation	4.7%	2.9%	2.6%
2023 Drive to Work on Motorcycle	-	0.3%	0.2%
2023 Walk or Bicycle to Work	3.7%	3.3%	3.9%
2023 Other Means	0.7%	0.8%	0.9%
2023 Work at Home	8.2%	7.4%	7.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	33.2%	31.1%	32.1%
2023 Travel to Work in 15 to 29 Minutes	36.3%	36.6%	37.4%
2023 Travel to Work in 30 to 59 Minutes	22.2%	24.1%	23.0%
2023 Travel to Work in 60 Minutes or More	8.3%	8.3%	7.4%
2023 Average Travel Time to Work	18.4	19.1	18.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$443.63 M	\$1.3 B	\$2.4 B
2023 Est. Apparel	\$15.54 M	\$45.45 M	\$84.12 M
2023 Est. Contributions, Gifts	\$23.45 M	\$70.07 M	\$131.23 M
2023 Est. Education, Reading	\$12.87 M	\$38.67 M	\$72.41 M
2023 Est. Entertainment	\$24.45 M	\$72.07 M	\$133.75 M
2023 Est. Food, Beverages, Tobacco	\$69.69 M	\$202.02 M	\$372.82 M
2023 Est. Furnishings, Equipment	\$15.19 M	\$44.83 M	\$83.24 M
2023 Est. Health Care, Insurance	\$40.97 M	\$119.57 M	\$221.33 M
2023 Est. Household Operations, Shelter, Utilities	\$145.65 M	\$423.22 M	\$782.34 M
2023 Est. Miscellaneous Expenses	\$8.24 M	\$24.24 M	\$45.03 M
2023 Est. Personal Care	\$5.93 M	\$17.37 M	\$32.19 M
2023 Est. Transportation	\$81.64 M	\$238.13 M	\$439.93 M