

TRUCK SERVICE BUILDINGS | 3718 & 3716 GARMAN RD

3718 GARMAN RD SALEM, VA 24153



OFFERING SUMMARY

Sale Price: \$1,295,000

Building Size: 9,200 SF

Zoning: I-2

Price / SF: \$140.76

PROPERTY OVERVIEW

SALE or LEASE - 1,4 acres zoned Industrial I-2 with 2 buildings.

3716 Garman is 4,020 sq ft plus 460 sf mezzanine or a total of 4,480 sf. 16' high ceilings, 3 - 14' x 14' OH Doors, Built 1997 @ \$3,500/month

3718 Garman is 3894 sf plus 826 sf mezzanine or a total of 4,720 sf. 20' high ceilings, 3 - 12' x 14' OH Doors, Built 2018 @ \$4,500/month

PROPERTY HIGHLIGHTS

- Ideal for warehouse/distribution
- Convenient Salem location
- Proximity to major highways



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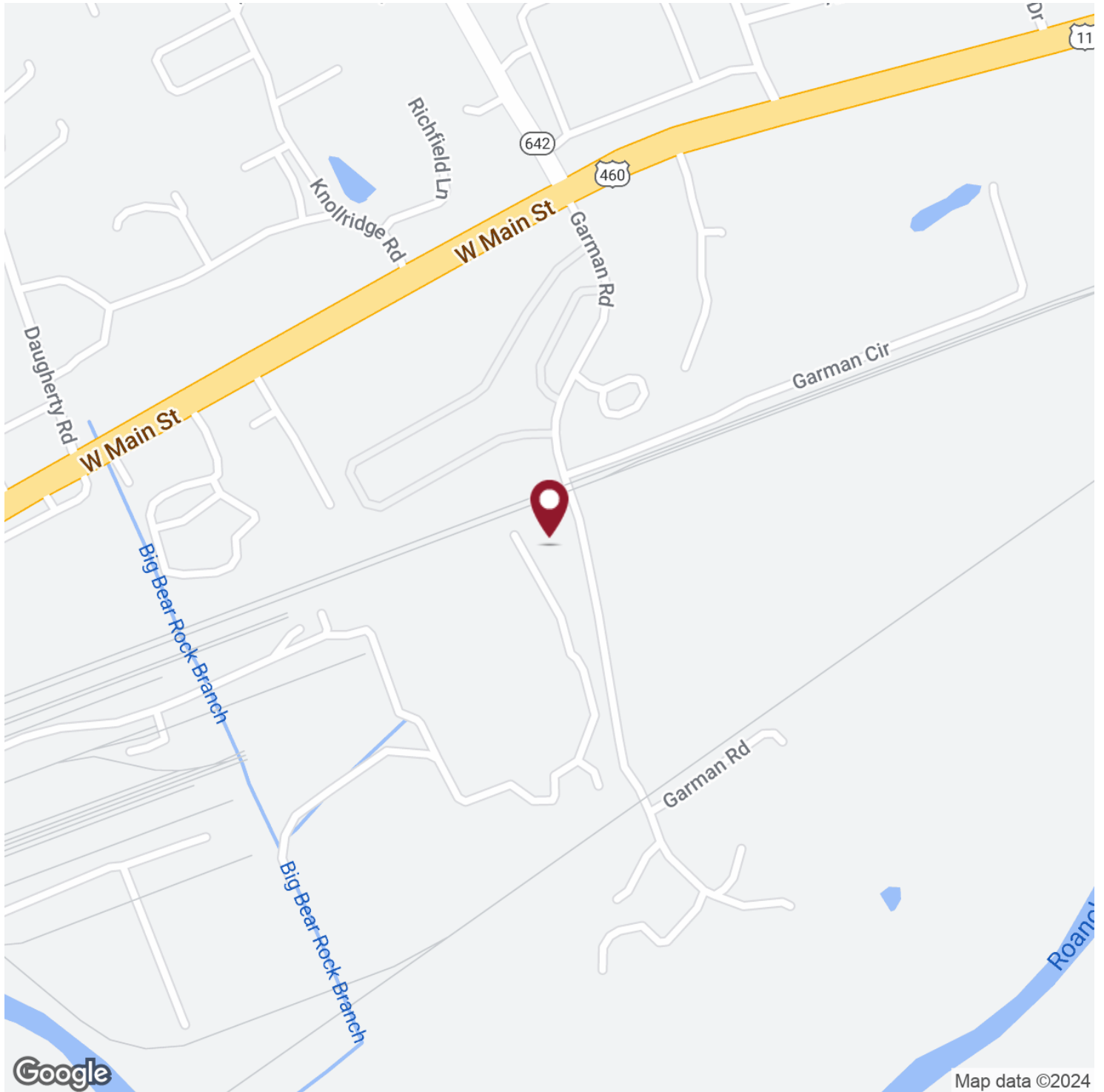


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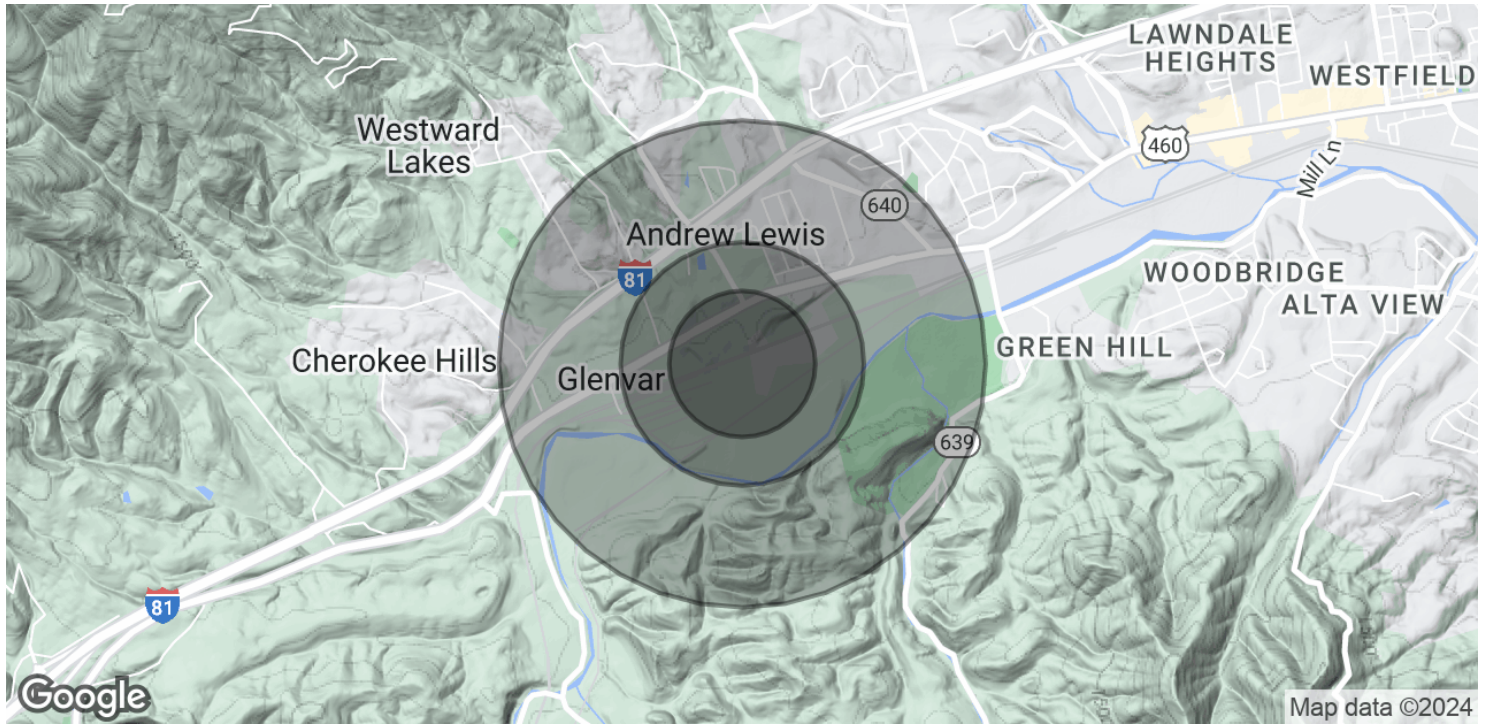


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	256	1,846
Average Age	58	57	48
Average Age (Male)	50	49	45
Average Age (Female)	64	62	51

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	107	745
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$56,349	\$60,474	\$89,413
Average House Value	\$332,877	\$326,614	\$305,019

Demographics data derived from AlphaMap



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