

FOR SALE /LEASE

\$3,800,000

FORMER SITE

1270 LANCASTER DR. SE SALEM, OR 97317



LEASE RATE NEGOTIABLE

PAD SITE - LANCASTER MARKETPLACE

4,319 SF BUILDING / .59 ACRES

CONTACT: MICHAEL FOLEY

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1270 LANCASTER DR SE SALEM, OREGON

PRICE \$3,800,000 / FOR LEASE MARKET RATE



REPRESENTATIVE PHOTO OF RE-PURPOSED BUILDING



INVESTMENT / LEASE HIGHLIGHTS

- **Strategically Located Pad site in 350K SF Regional Power Center**
- **Strong Anchor Tenants: 1) Winco Foods 2) Sportsmans Warehouse & 3) Dollar Tree**
- **Abundant parking - Cross easements with retail center for parking and access.**
- **Huge monument signage facing highway 22 exit!**

Redevelopment Opportunity or re-purpose building / 4,319 SF Building / .59 acre lot (+ /-)



ACTUAL BUILDING

Demographics 2024

Radius	1 mile	2 mile	3 mile
Population	13,309	29,436	73,410
Income	\$66,700	\$70,067	\$72,537

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LANCASTER MARKETPLACE



ENTRY SIGNAGE



HUGE MONUMENT SIGN FACING HWY 22
PAD SITE FOR LANCASTER MARKETPLACE
340,000 SF CENTER WITH WINCO FOODS
DOLLAR TREE / SPORTMANS WAREHOUSE



FOOD & ALCOHOL SALES RADIUS

- 1 MILE \$40,051,000
- 2 MILE \$81,730,000
- 3 MILE \$200,844,000

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