

RETAIL at FRED MEYER - SALEM

3740 MARKET STREET NE, SALEM, OREGON



About The Property

- Fred Meyer Anchored Retail
- Shopping Center Total GLA is approximately 181,558 SF
- Located at the intersection of Market Street NE and Lancaster Drive NE which carries a combined traffic count of 63,021 VPD
- Excellent access and parking
- Ideal restaurant or other retail service-oriented tenants



RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Tim Campbell
Principal Broker/Owner
Campbell Commercial Real Estate
541 -484 -2214
timc@campbellre.com

Suzanne Kintzley
Broker
Campbell Commercial Real Estate
541 -484 -2214
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Property Description

- **Available Square Footage**
Unit I - 2,530 SF
Unit II - 1,583 SF
- **Lease Rate**
Call Brokers for Details
- **Zoning**
Retail Commercial (C-R)

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Center Details

UNIT	TENANT	SQ. FT
01	AVAILABLE	2,530 SF
04	Elmer's Restaurant	60,000 SF
05	UPS Store	690 SF
08	Perfect Look	1,220 SF
10	Elmer's Restaurant	26,400 SF
11	AVAILABLE	1,583 SF
12	Well's Fargo	21,973 SF
15	Unitus Community Credit Union	35,040 SF
16	Carl's Jr	26,400 SF

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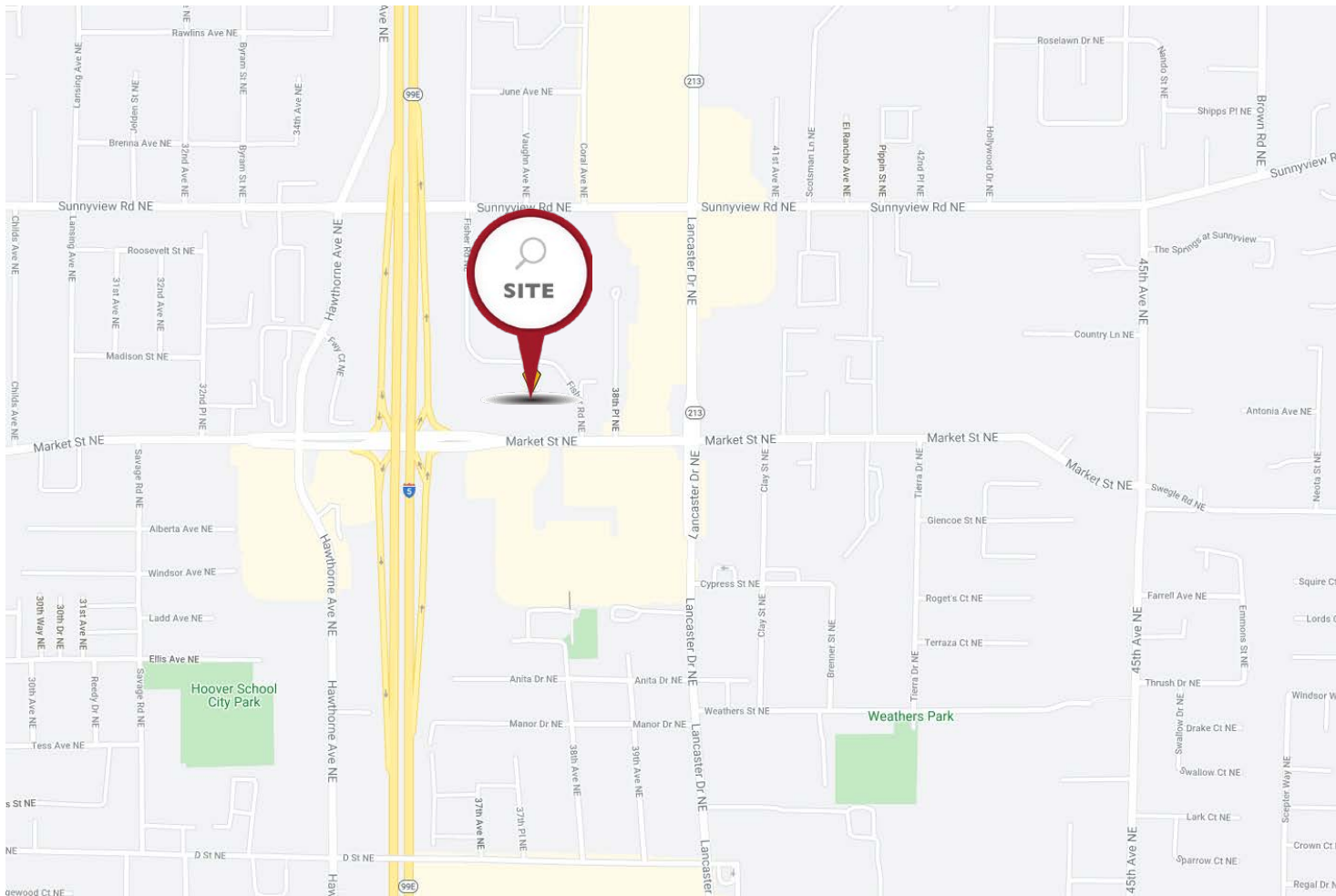


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2021 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
23,955	121,628	215,114

MEDIAN AGE

1 Mile	3 Miles	5 Miles
34.4	35.1	36.7

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
11%	14%	21%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$49,006	\$52,044	\$60,962

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
9,990	71,951	107,943

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