

FOR SALE | SALEM, OR

102 LANCASTER DRIVE NE

NNN INVESTMENT



LOCATION

102 Lancaster Drive NE, Salem, OR



TENANTS

- 76 Fuel Station
- Rocket Convenience Store

PARCEL

Approx. 23,146 SF of Land (0.53 AC)

PRICE

NOI: **\$95,508.72/YR**
Cap: **5.97%**
Sales Price: **\$1,600,000**

ZONING

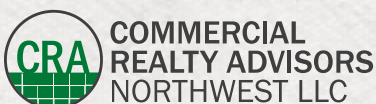
The site is zoned Commercial Retail (CR).

HIGHLIGHTS

- Hard corner location with access from both Lancaster Dr and State St
- Located at a signalized intersection across from Walgreens and near Dick's Sporting Goods, O'Reilly Auto Parts and Cycle Gear
- Other major retailers in the trade area include WinCo, Coastal Farm, Sportsman's Warehouse, Target, CarMax and Regal Cinemas
- Willamette Town Center is located 1.4 miles north of the site

TRAFFIC COUNTS

Lancaster Dr NE - 28,687 ADT ('24)
State St - 11,592 ADT ('24)



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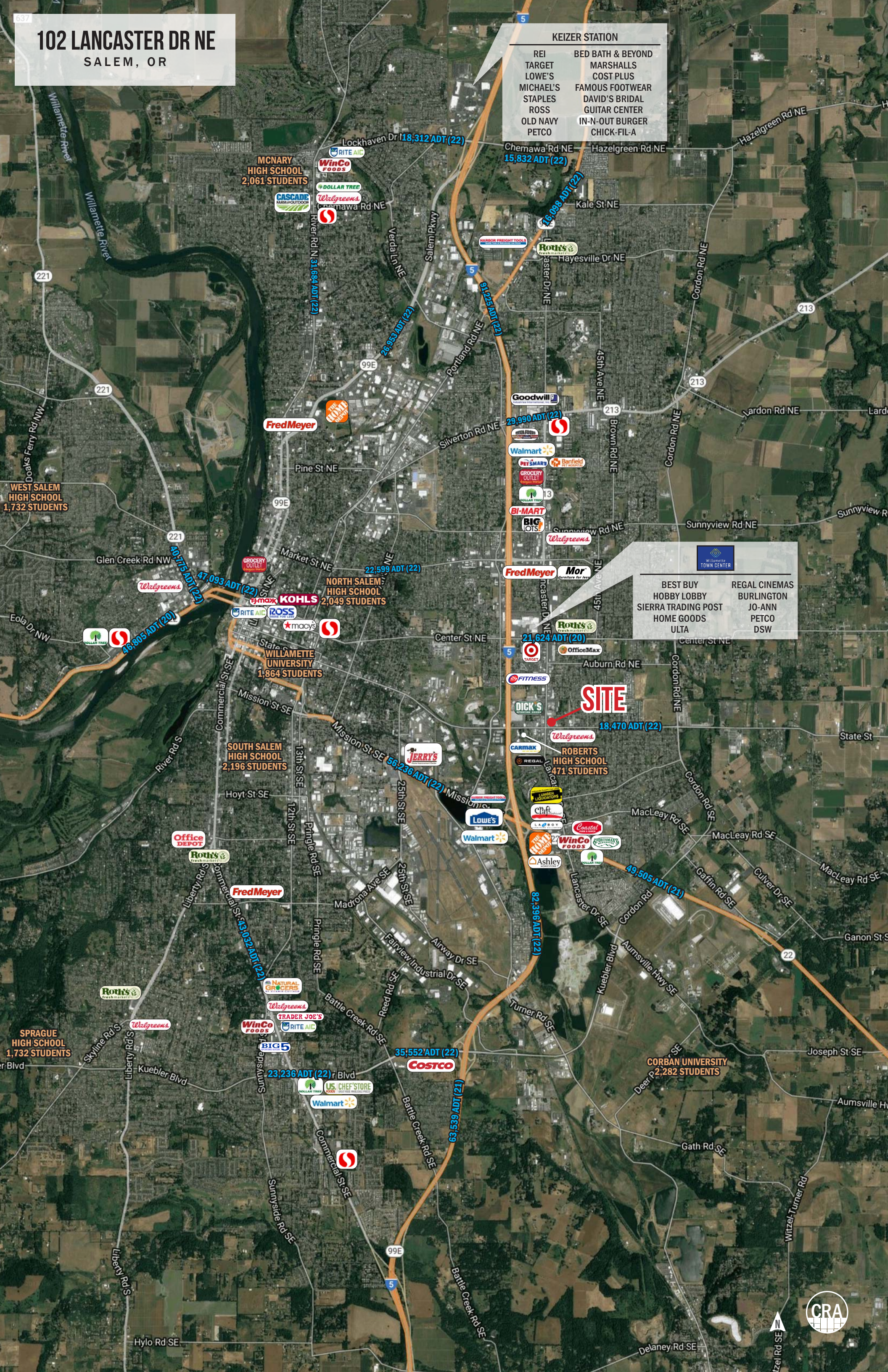
KEIZER STATION

REI	BED BATH & BEYOND
TARGET	MARSHALLS
LOWE'S	COST PLUS
MICHAEL'S	FAMOUS FOOTWEAR
STAPLES	DAVID'S BRIDAL
ROSS	GUITAR CENTER
OLD NAVY	IN-N-OUT BURGER
PETCO	CHICK-FIL-A

WILAMETTE TOWN CENTER

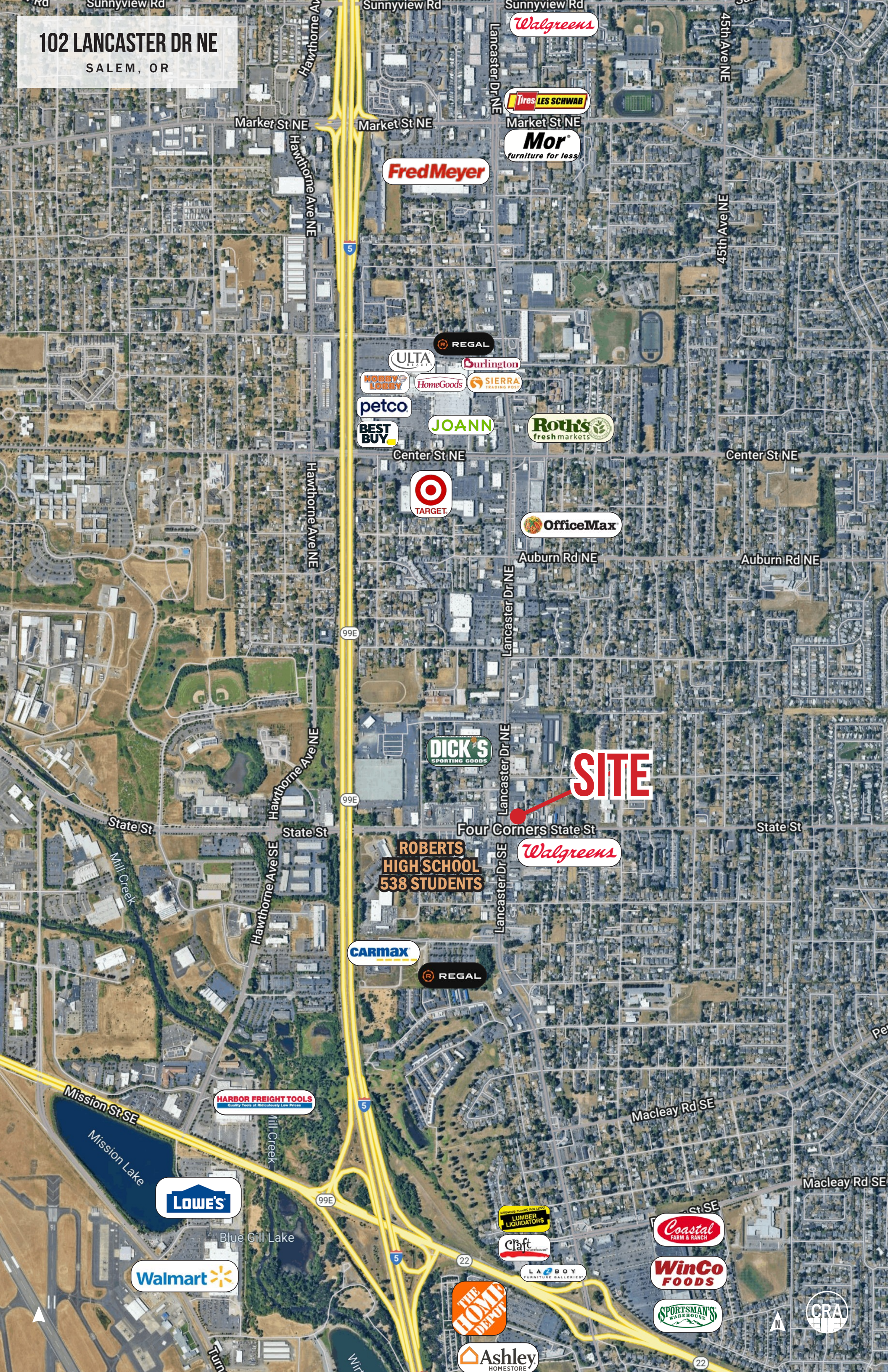
BEST BUY	REGAL CINEMAS
HOBBY LOBBY	BURLINGTON
SIERRA TRADING POST	JO-ANN
HOME GOODS	PETCO
ULTA	DSW

SITE
18,470 ADT (22)



102 LANCASTER DR NE

SALEM, OR



**ROBERTS
HIGH SCHOOL
538 STUDENTS**

SITE

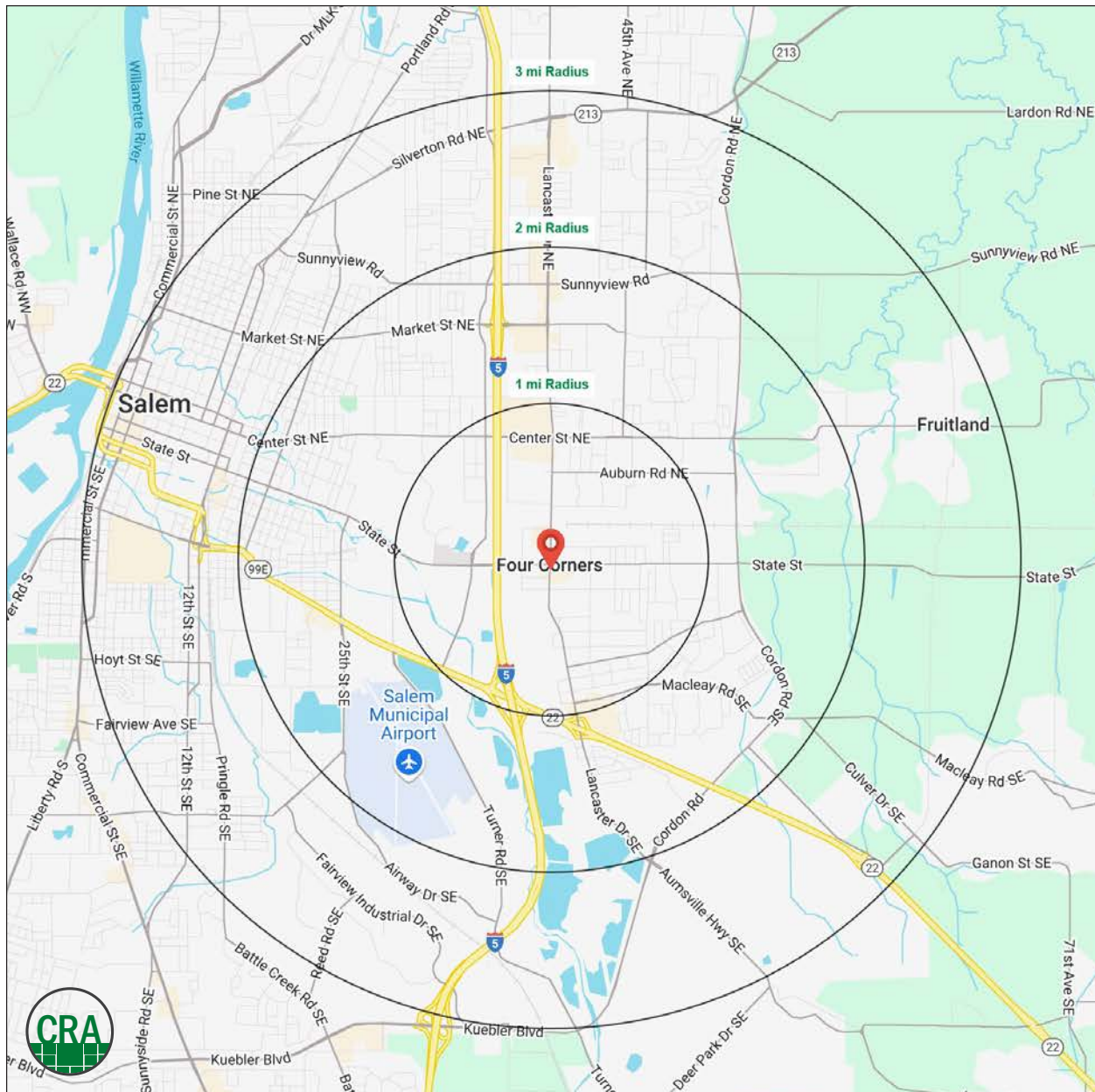
- Walgreens
- Tires LES SCHWAB
- Mor furniture for less
- Fred Meyer
- REGAL
- ULTA BEAUTY
- Burlington
- HOBBY LOBBY
- HomeGoods
- SIERRA TRADING POST
- petco
- BEST BUY
- JOANN
- Roth's fresh markets
- Target
- OfficeMax
- DICK'S SPORTING GOODS
- Walgreens
- CARMAX
- REGAL
- HARBOR FREIGHT TOOLS
- LOWE'S
- Walmart
- LA BOY FURNITURE GALLERIES
- THE HOME DEPOT
- Ashley HOMESTORE
- Coastal FARM & RANCH
- WinCo FOODS
- SPORTSMAN'S WAREHOUSE
- CRAFT
- LUMBER LIQUIDATORS

DEMOGRAPHIC SUMMARY

102 LANCASTER DR NE SALEM, OR

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	14,245	53,557	95,348
Estimated Households	5,061	18,693	33,715
Average HH Income	\$73,602	\$77,166	\$81,158
Median Home Value	\$336,001	\$322,268	\$339,526
Daytime Demographics 16+	11,781	45,046	110,978

\$81,158
Average HH Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9284/-122.9831

102 Lancaster Dr NE Salem, OR 97301	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	14,245	53,557	95,348
2029 Projected Population	14,558	53,927	95,407
2020 Census Population	13,761	53,366	94,989
2010 Census Population	13,182	49,836	87,610
Projected Annual Growth 2024 to 2029	0.4%	0.1%	-
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.6%
2024 Median Age	34.7	34.4	34.2
Households			
2024 Estimated Households	5,061	18,693	33,715
2029 Projected Households	5,241	19,045	34,206
2020 Census Households	4,754	17,835	32,351
2010 Census Households	4,555	16,716	30,074
Projected Annual Growth 2024 to 2029	0.7%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	0.8%	0.8%	0.9%
Race and Ethnicity			
2024 Estimated White	62.8%	64.2%	65.8%
2024 Estimated Black or African American	2.1%	3.1%	2.7%
2024 Estimated Asian or Pacific Islander	4.3%	4.3%	4.3%
2024 Estimated American Indian or Native Alaskan	1.6%	1.7%	1.6%
2024 Estimated Other Races	29.2%	26.7%	25.7%
2024 Estimated Hispanic	34.6%	32.4%	31.1%
Income			
2024 Estimated Average Household Income	\$73,602	\$77,166	\$81,158
2024 Estimated Median Household Income	\$58,793	\$60,757	\$63,230
2024 Estimated Per Capita Income	\$26,244	\$27,269	\$29,110
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	11.4%	8.9%	8.1%
2024 Estimated Some High School (Grade Level 9 to 11)	10.9%	9.5%	9.1%
2024 Estimated High School Graduate	32.7%	30.3%	28.3%
2024 Estimated Some College	24.5%	27.0%	26.2%
2024 Estimated Associates Degree Only	6.8%	8.7%	9.4%
2024 Estimated Bachelors Degree Only	9.6%	10.8%	12.5%
2024 Estimated Graduate Degree	4.2%	4.8%	6.4%
Business			
2024 Estimated Total Businesses	633	2,066	5,248
2024 Estimated Total Employees	7,339	25,114	76,425
2024 Estimated Employee Population per Business	11.6	12.2	14.6
2024 Estimated Residential Population per Business	22.5	25.9	18.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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