

# LEASE

HOPE PLAZA  
454 Church Street Northeast Salem, OR 97301



## PROPERTY DESCRIPTION

Discover a prime leasing opportunity at Hope Plaza. This impressive property offers a highly desirable location with excellent visibility and accessibility. Boasting modern architecture and ample space, it is perfectly suited for a variety of businesses looking to make their mark. The open layout and versatile floor plan provide the ideal blank canvas for creating a unique and inviting business space. With its prominent street frontage and convenient amenities, this property is an exceptional choice for those seeking a dynamic and thriving business location. Elevate your business at Hope Plaza.

## PROPERTY HIGHLIGHTS

- New construction / First generation space
- Prime downtown location
- High visibility and accessibility
- Modern architecture and spacious layout
- Versatile floor plan for customization
- Prominent street frontage for maximum exposure
- Ideal for a variety of retail or office uses

## OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (Full Service - Less janitorial, phone/data)
Number of Units Available:	1
Available SF:	Suite 140 - 570 SF
Lot Size:	1.01 Acres
Total Building Size:	7,268 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	323	1,242	4,913
Total Population	636	3,547	12,806
Average HH Income	\$127,133	\$80,799	\$71,645

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**Jeff Miller**  
(503) 999-5210

**COLDWELL BANKER**  
**COMMERCIAL**  
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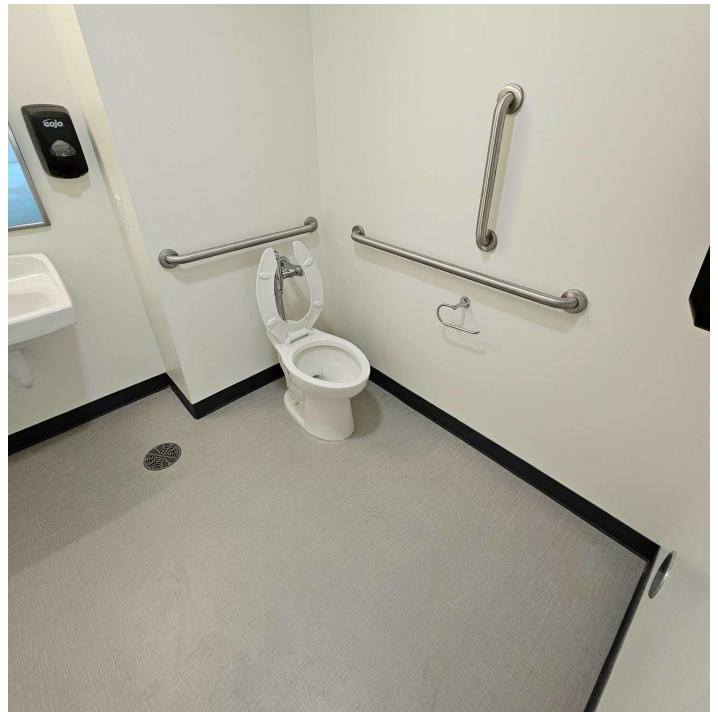
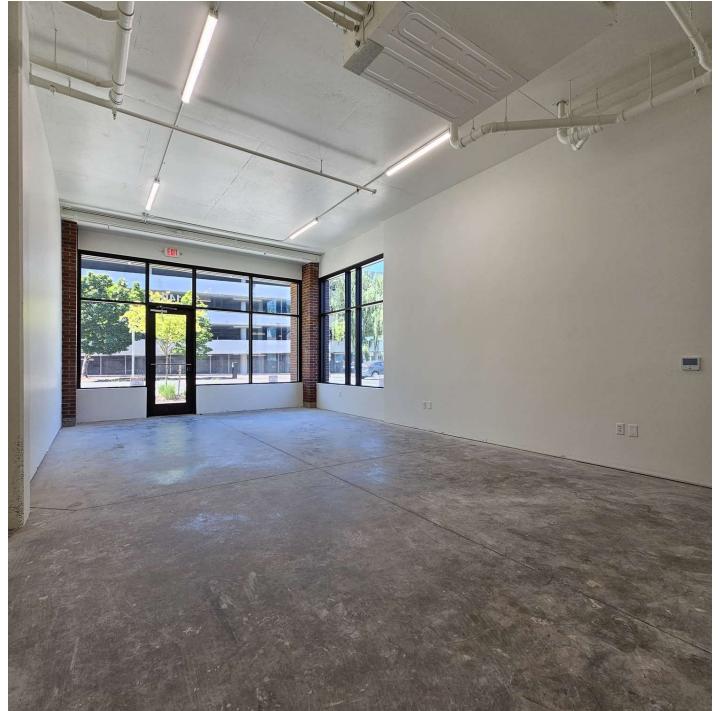
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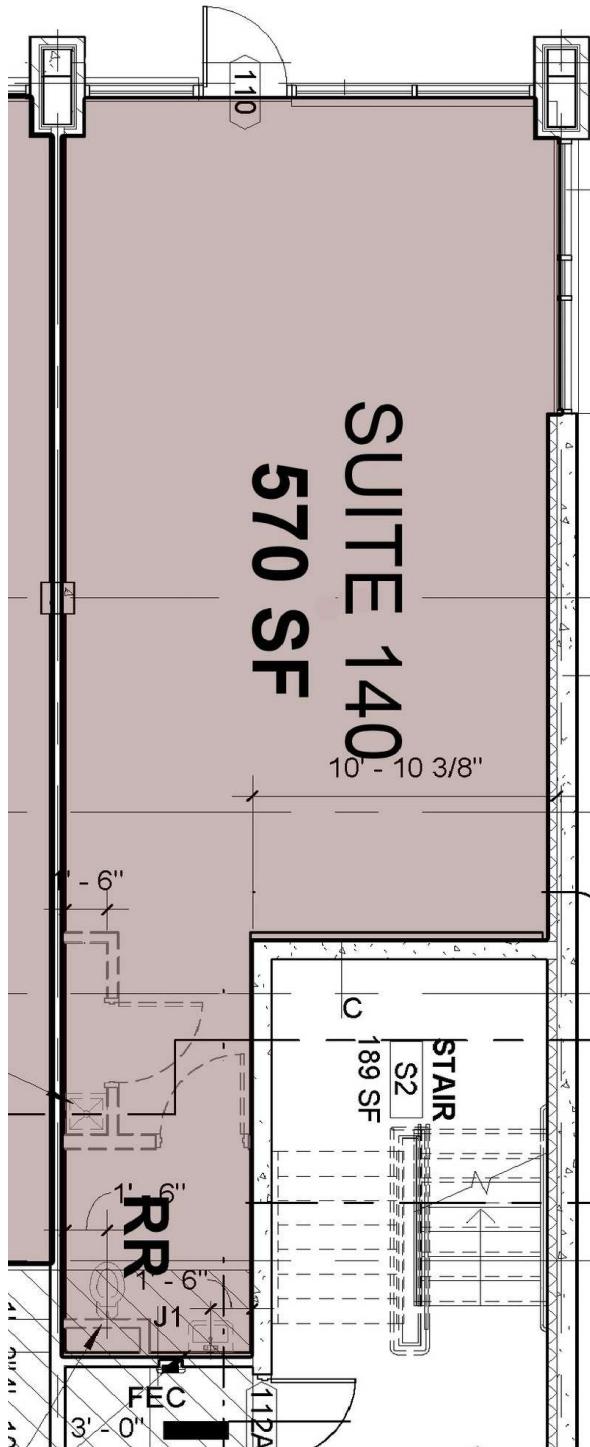
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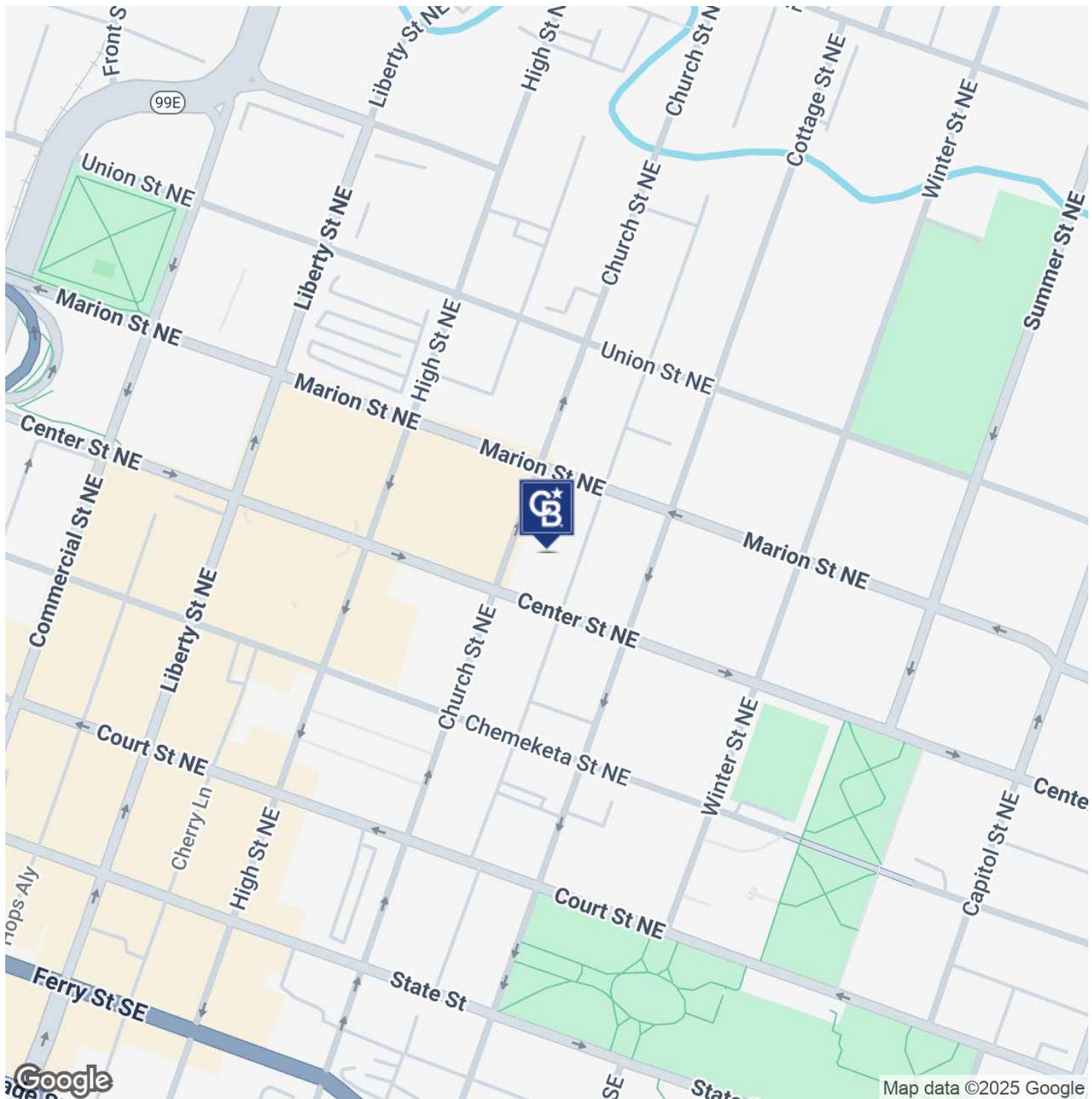
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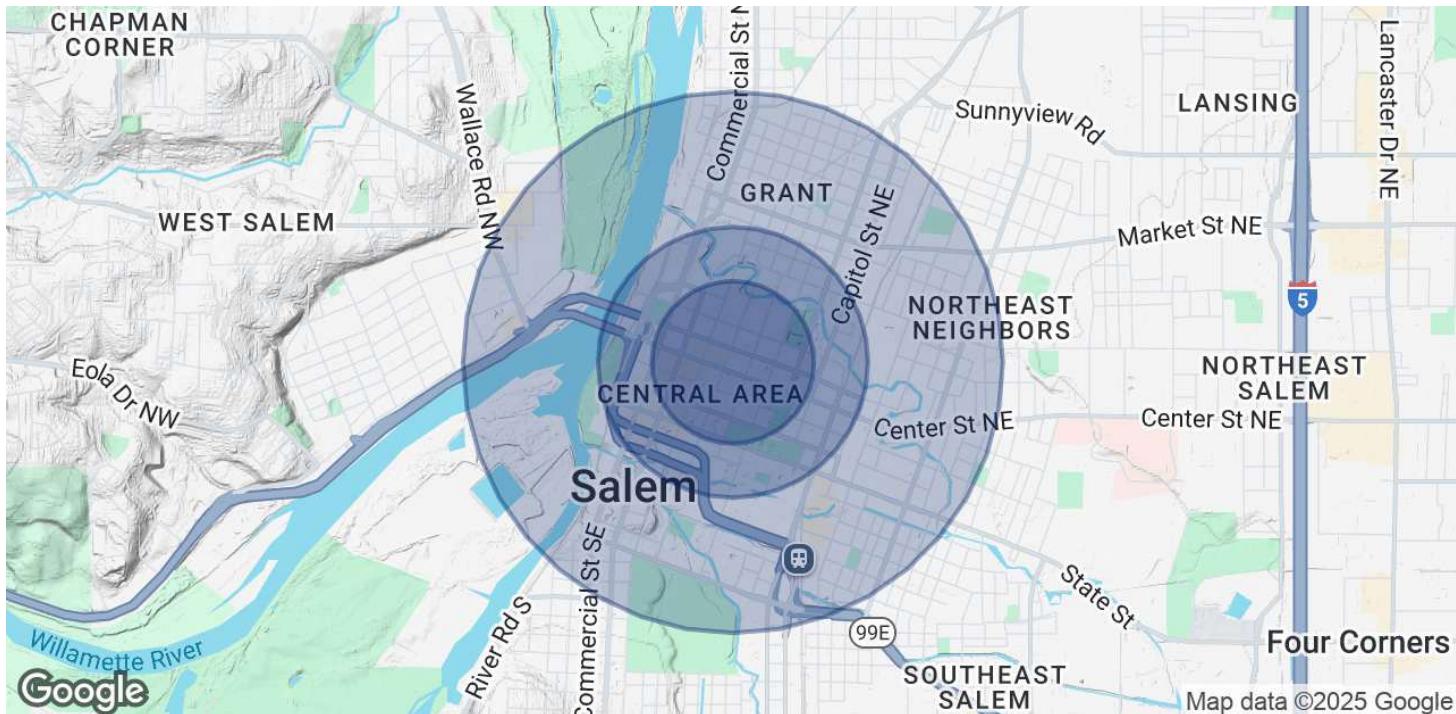
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	636	3,547	12,806
Average Age	42	36	37
Average Age (Male)	43	36	37
Average Age (Female)	41	36	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	323	1,242	4,913
# of Persons per HH	2	2.9	2.6
Average HH Income	\$127,133	\$80,799	\$71,645
Average House Value	\$371,452	\$376,649	\$360,465

Demographics data derived from AlphaMap

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