

# LEASE

## 1105 & 1109 EDGEWATER STREET NORTHWEST

1105 & 1109 Edgewater Street Northwest Salem, OR 97304



### PROPERTY DESCRIPTION

Prime location retail space in the heart of the Edgewater St shopping corridor in West Salem. Shared common parking in back of building and street parking. Tenant pays own electrical, gas, internet, garbage, phones and Insurance.

### PROPERTY HIGHLIGHTS

- Heavy Traffic Location
- ESMU Zoning

### OFFERING SUMMARY

Lease Rate:	\$1.50 - 1.65 SF/month (MG)
Available SF:	1,457 - 1,584 SF
Lot Size:	8,276 SF
Building Size:	5,622 SF

SPACES	LEASE RATE	SPACE SIZE
1109 Edgewater	\$1.50 SF/month	1,584 SF
1105 Edgewater	\$1.65 SF/month	1,457 SF

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**Melissa Rodriguez**  
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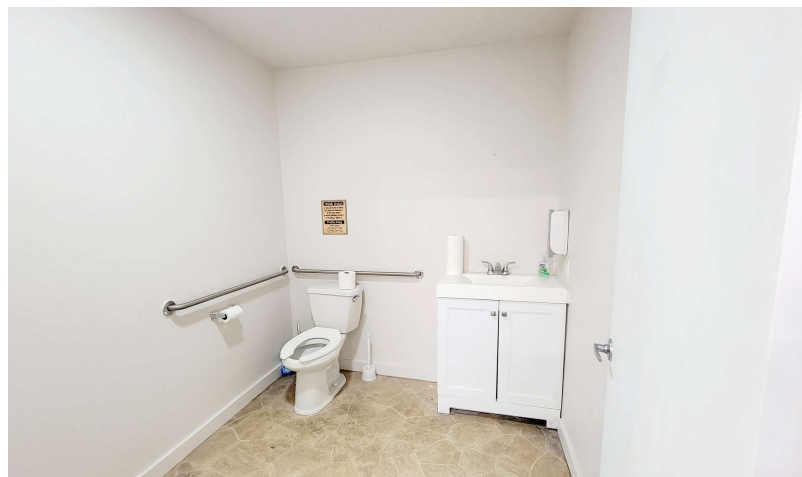
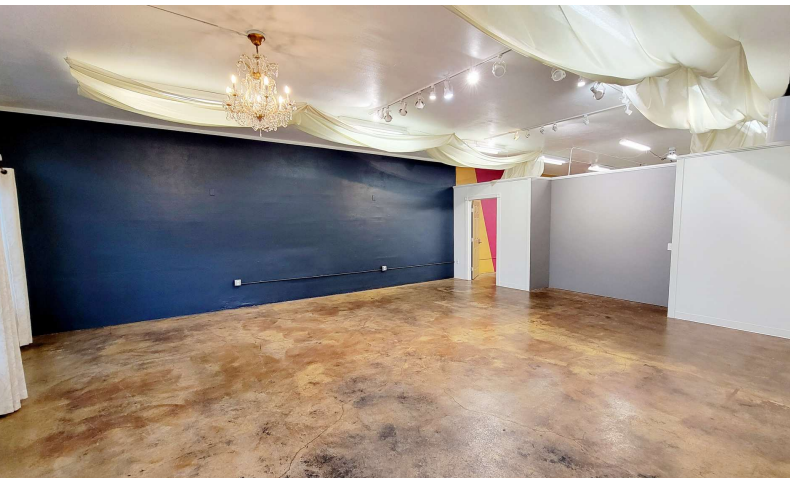


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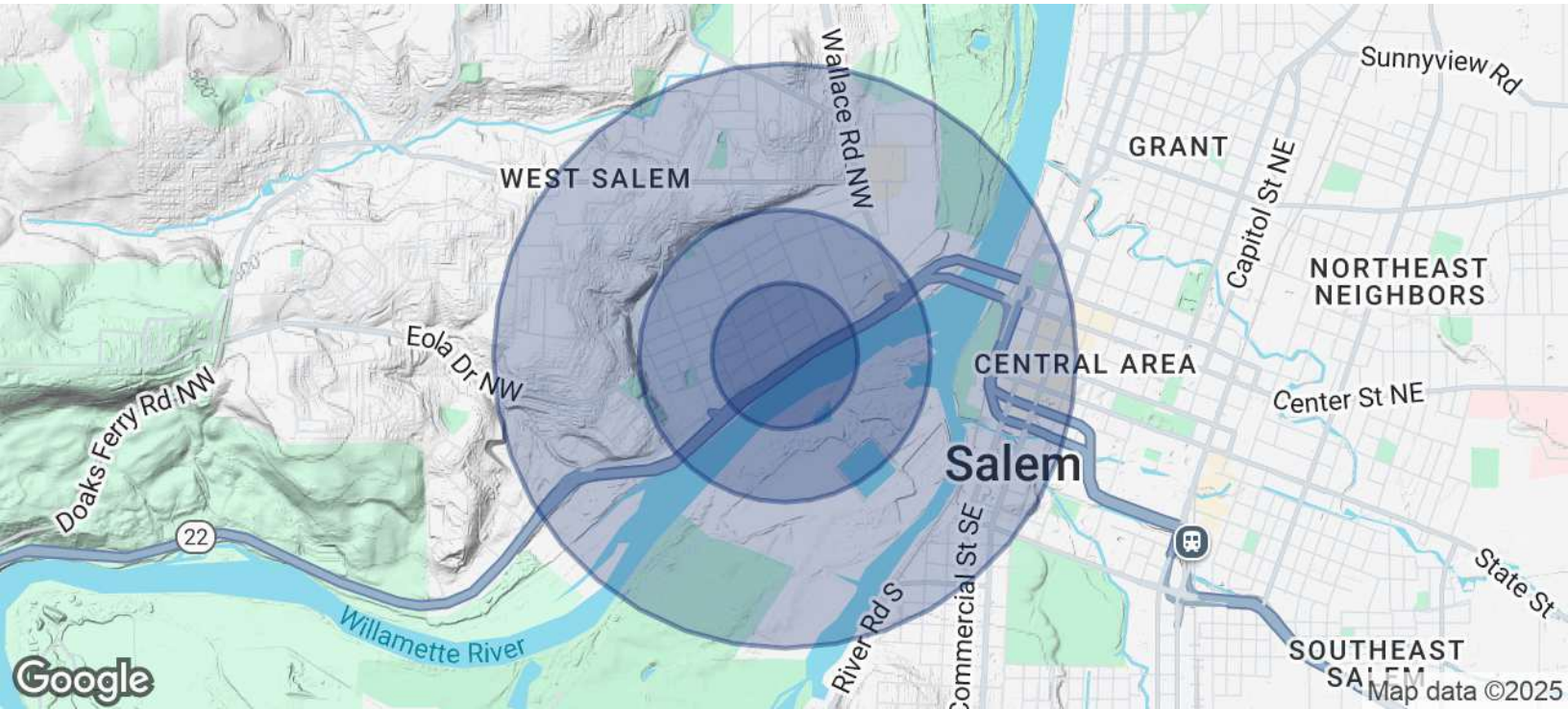


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	756	2,929	10,032
Average Age	37.5	36.7	38.2
Average Age (Male)	33.8	34	38
Average Age (Female)	40.7	39.3	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	351	1,357	4,328
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$52,405	\$54,709	\$83,392
Average House Value	\$222,169	\$238,999	\$248,921

2020 American Community Survey (ACS)

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