



ANCHOR
RETAIL

REALTY
RESOURCES

MEMBER



EASTGATE PLAZA
Land Available

2309 East State Street
Salem, Ohio 44460



HIGHLIGHTS

- ▶ Fully leased shopping center
- ▶ Vacant land available for sale, ground lease, or build-to-suit
 - Lot 1 - 2.015 acres
 - Lot 2 - 2.311 acres
 - Lot 3 - +/- 2.67 acres (not available for sale)
- ▶ Located at a signalized intersection with excellent pylon signage opportunity
- ▶ Anchored by Giant Eagle Supermarket with co-tenants including Shoe Sensation, GetGo, Great Clips, Action Physical Therapy, Cricket Wireless, Mariner's Finance, East of Chicago Pizza, and more!
- ▶ Near Salem Regional Medical Center and other major retailers including Walmart Supercenter, The Home Depot, ALDI, Marc's Stores, True Value, O'Reilly Auto Parts, Tractor Supply Co., and Holiday Inn Express



LAND AVAILABLE

EASTGATE PLAZA

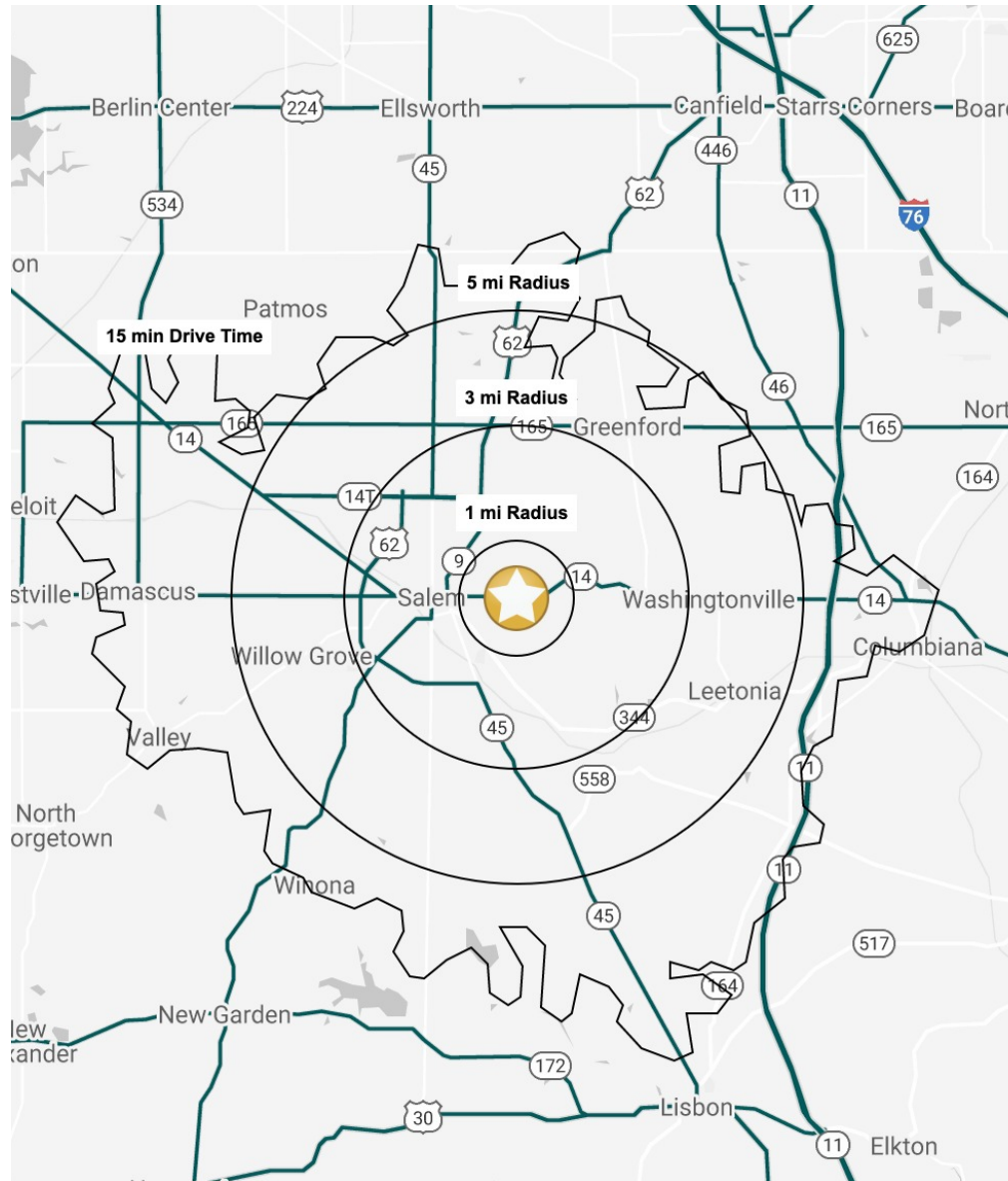
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LAND AVAILABLE

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	4,173	17,589	24,855	32,127
HOUSEHOLDS	1,857	7,578	10,533	13,635
MEDIAN AGE	47.9	44.2	44.3	44.5
AVERAGE HH INCOME	\$78,145	\$66,020	\$70,529	\$71,098
MEDIAN HH INCOME	\$53,988	\$50,717	\$53,600	\$54,576
BUSINESSES	170	633	828	1,077
EMPLOYEES	4,067	9,784	11,383	13,547
EDUCATION: BACHELORS +	32.2%	19.3%	18.6%	19.8%



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