



ANCHOR
RETAIL

REALTY
RESOURCES

MEMBER



EASTGATE PLAZA
Land Available

2309 East State Street
Salem, Ohio 44460

LAND AVAILABLE

EASTGATE PLAZA

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HIGHLIGHTS

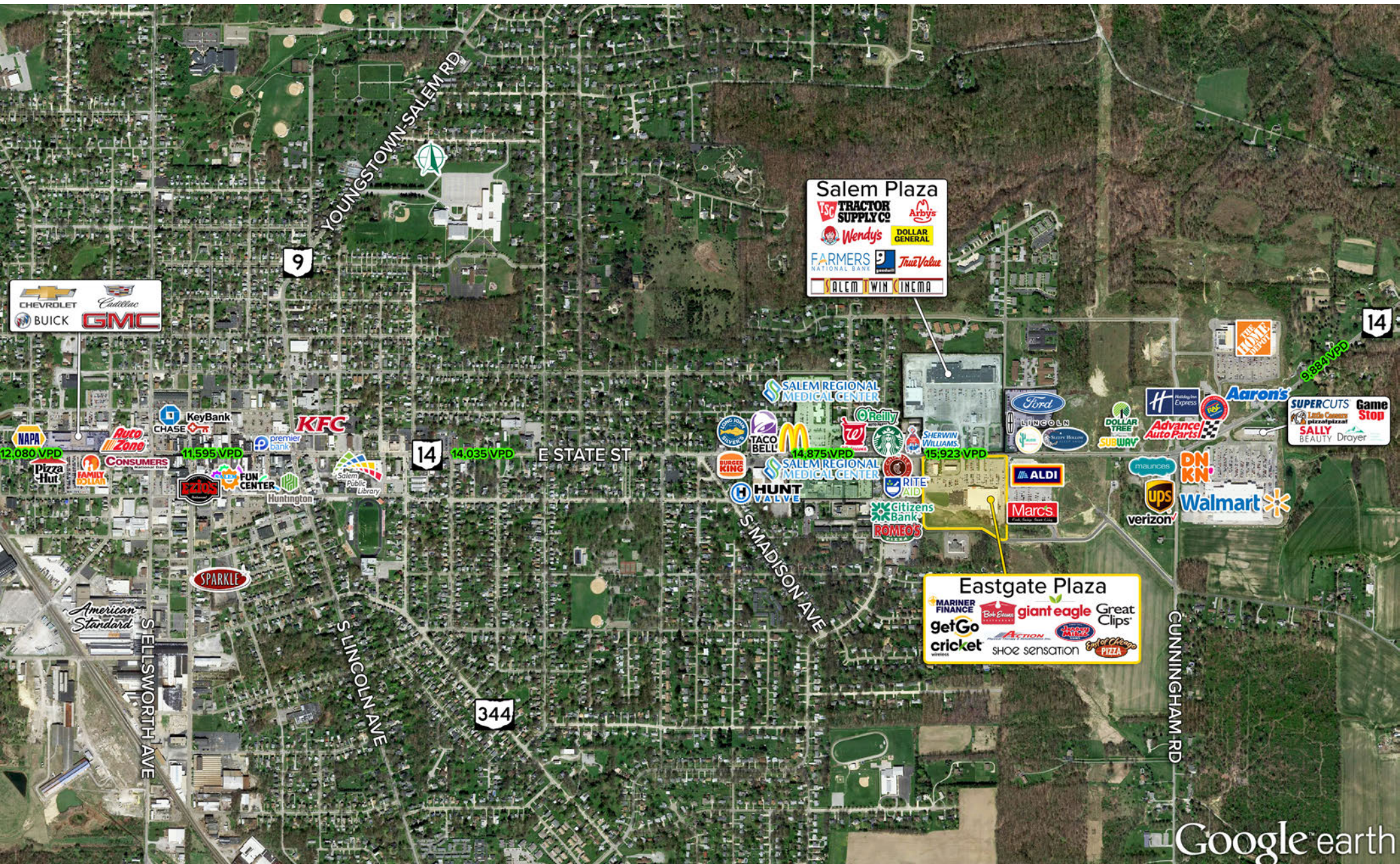
- ▶ Fully leased shopping center
- ▶ Vacant land available for sale, ground lease, or build-to-suit
 - Lot 1 - 2.015 acres
 - Lot 2 - 2.311 acres
 - Lot 3 - +/- 2.67 acres (not available for sale)
- ▶ Located at a signalized intersection with excellent pylon signage opportunity
- ▶ Anchored by Giant 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



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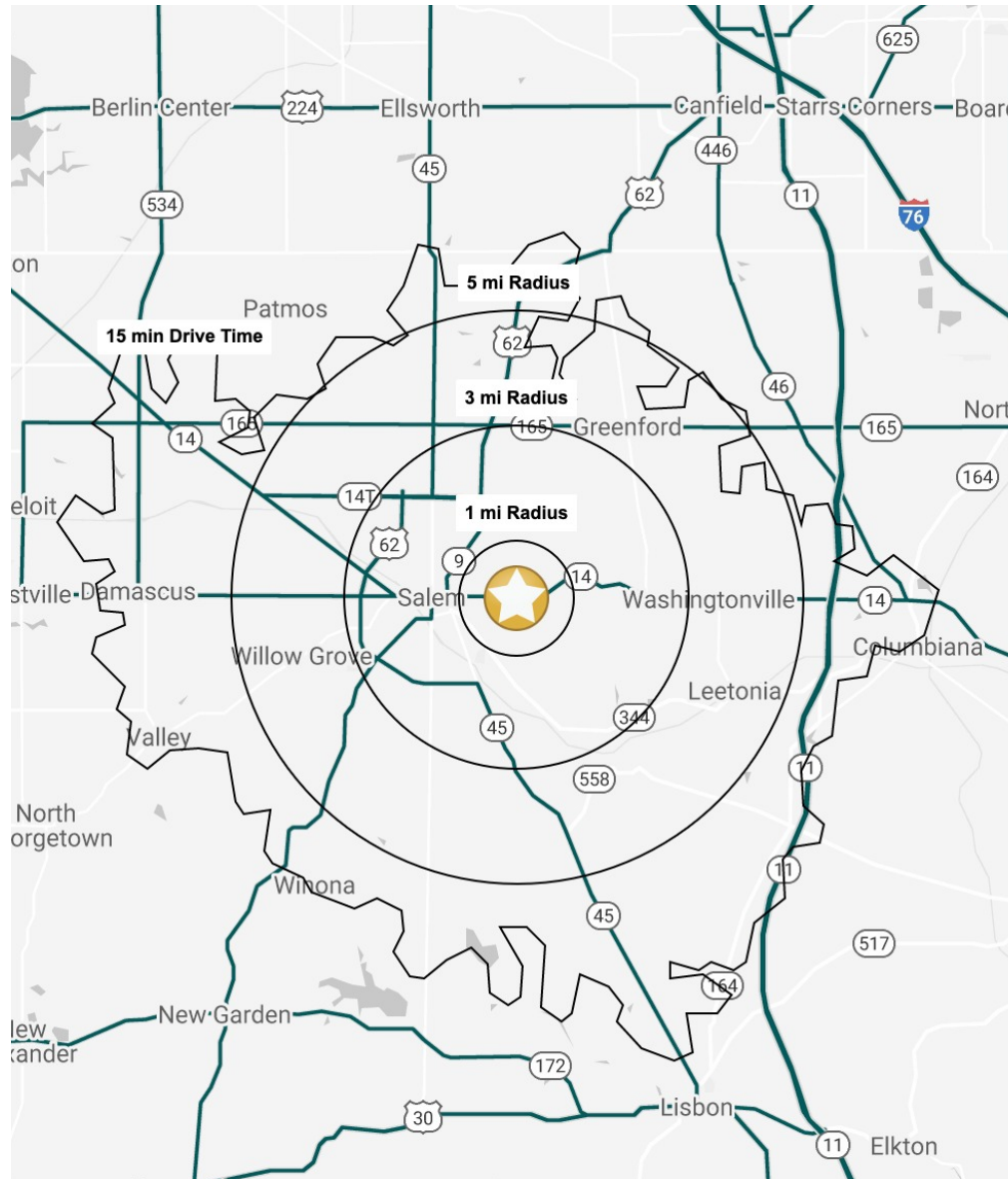
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DEMOGRAPHIC SNAPSHOT

	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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