



**EASTGATE
PLAZA**

2309 East State Street
Salem, Ohio 44460

AVAILABLE

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HIGHLIGHTS

- ▶ 2,000 SF (available 4/1/26)
- ▶ 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



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com

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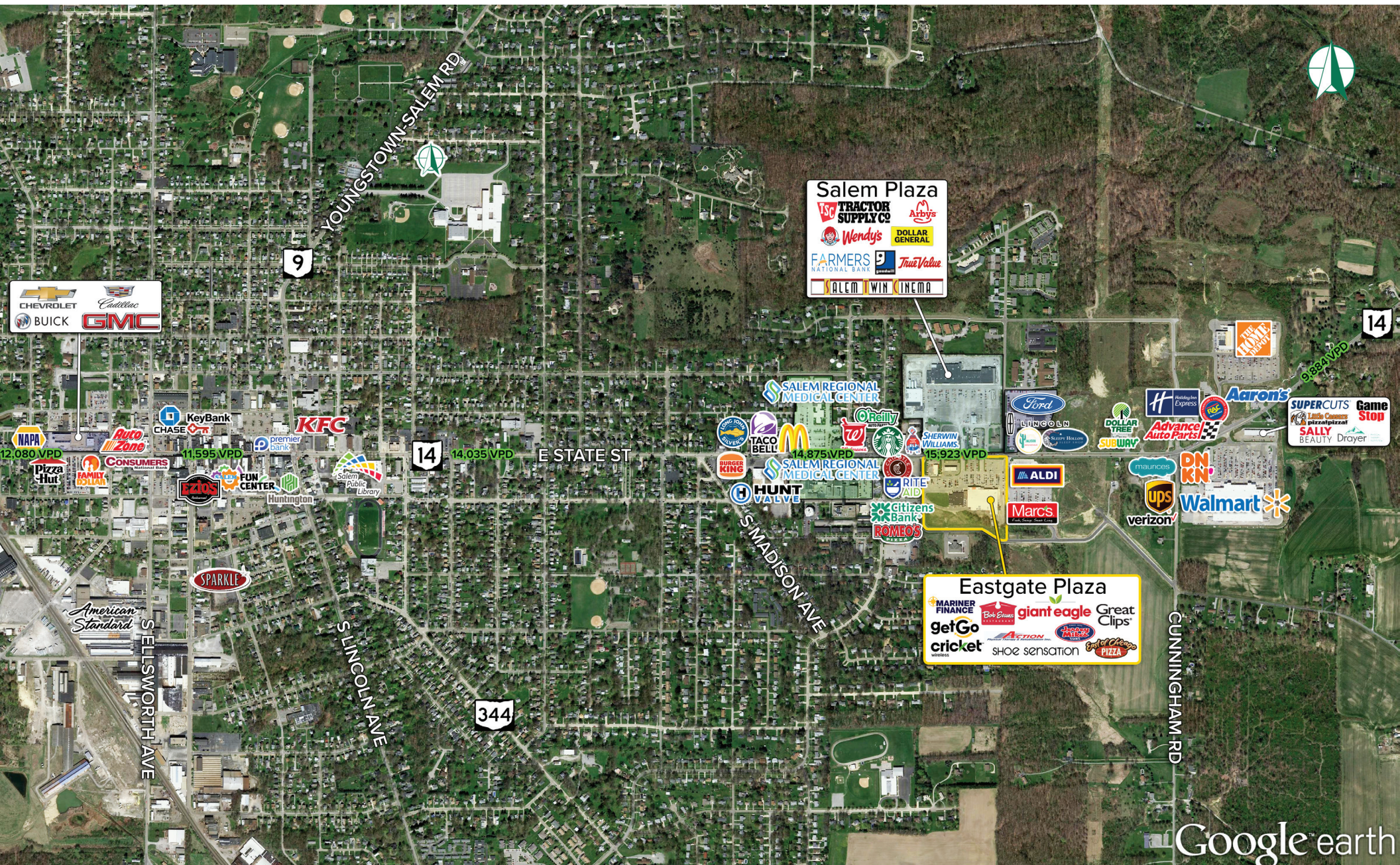
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OF SALEM
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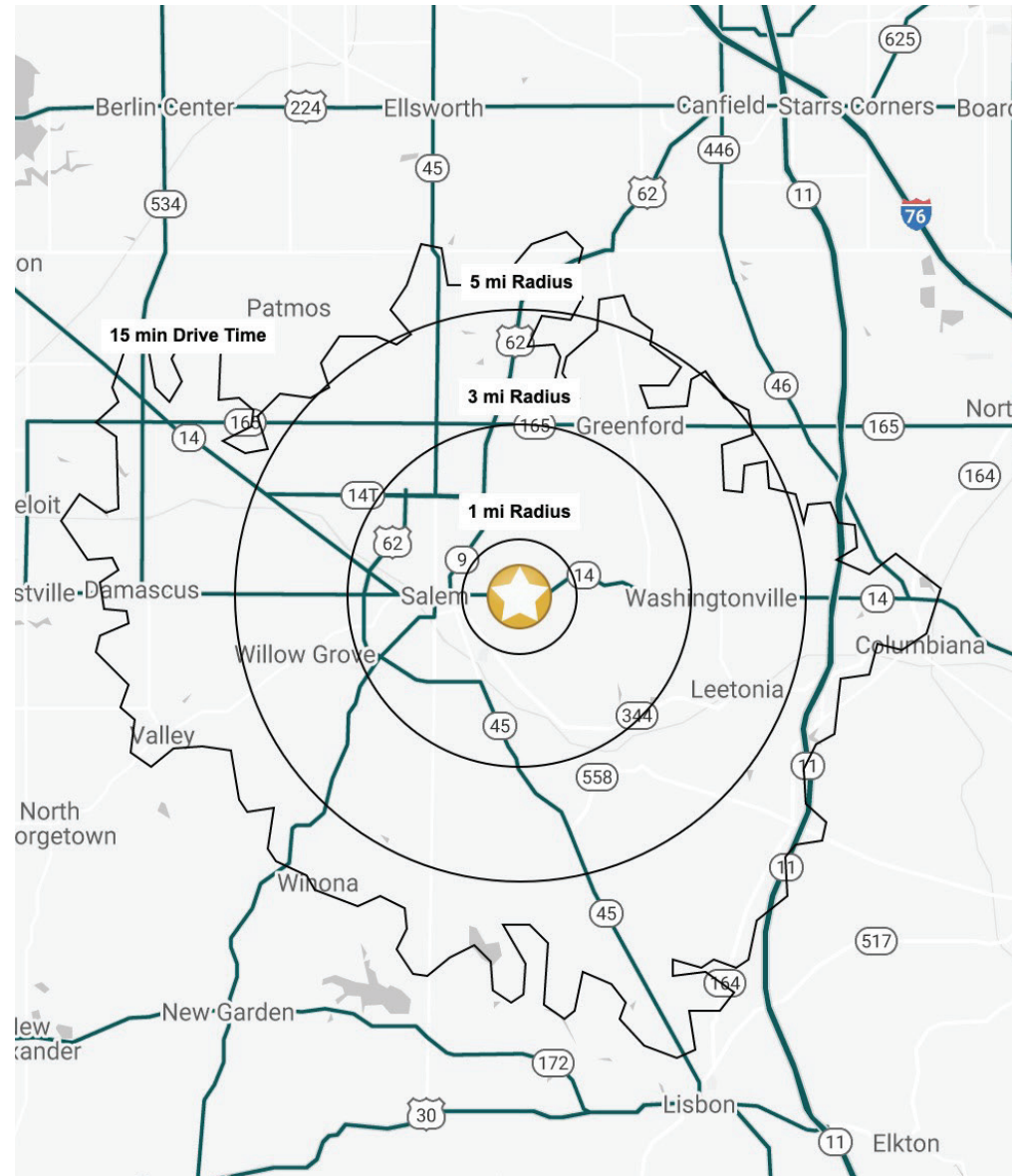
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DEMOGRAPHIC SNAPSHOT

	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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