



**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

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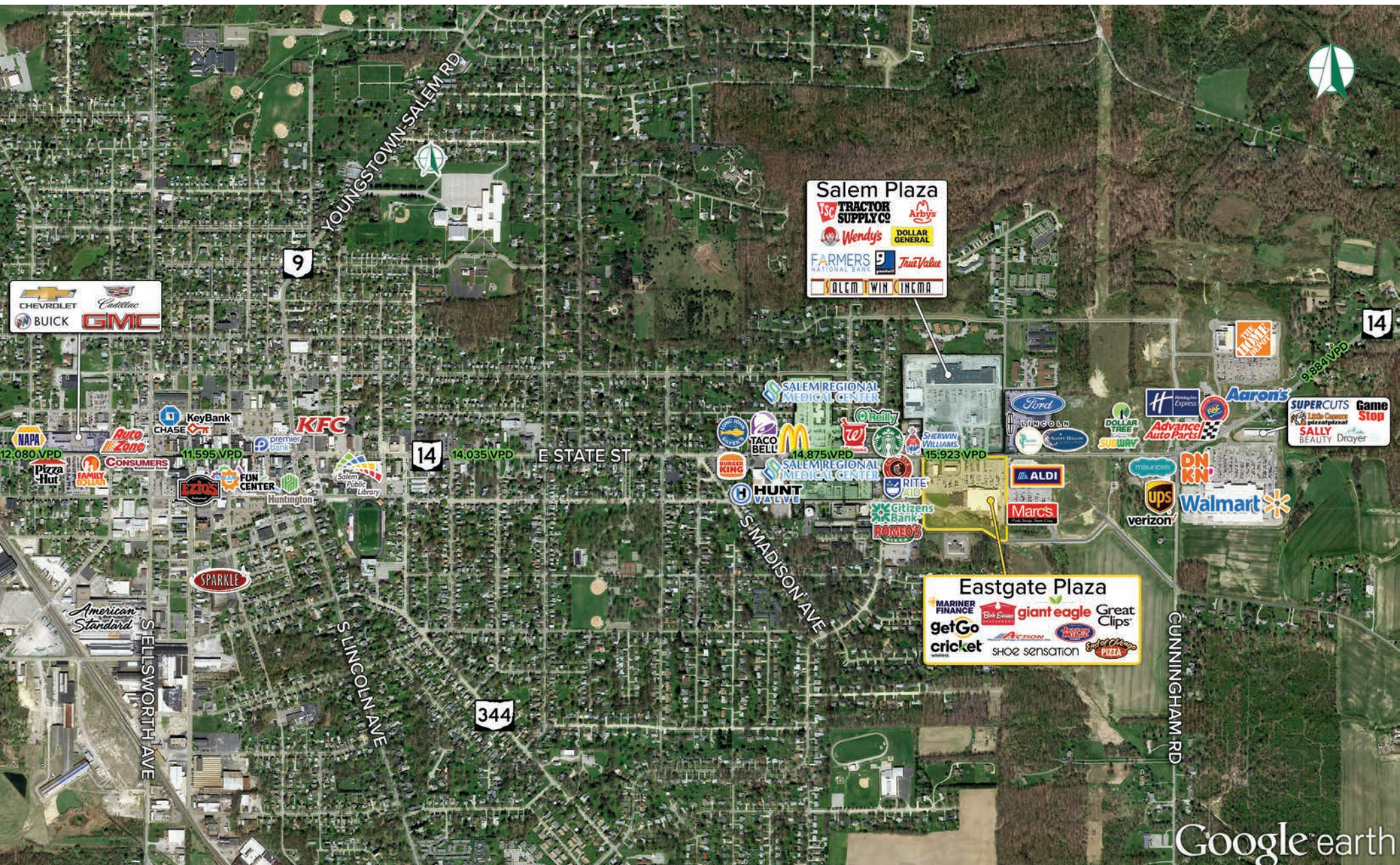
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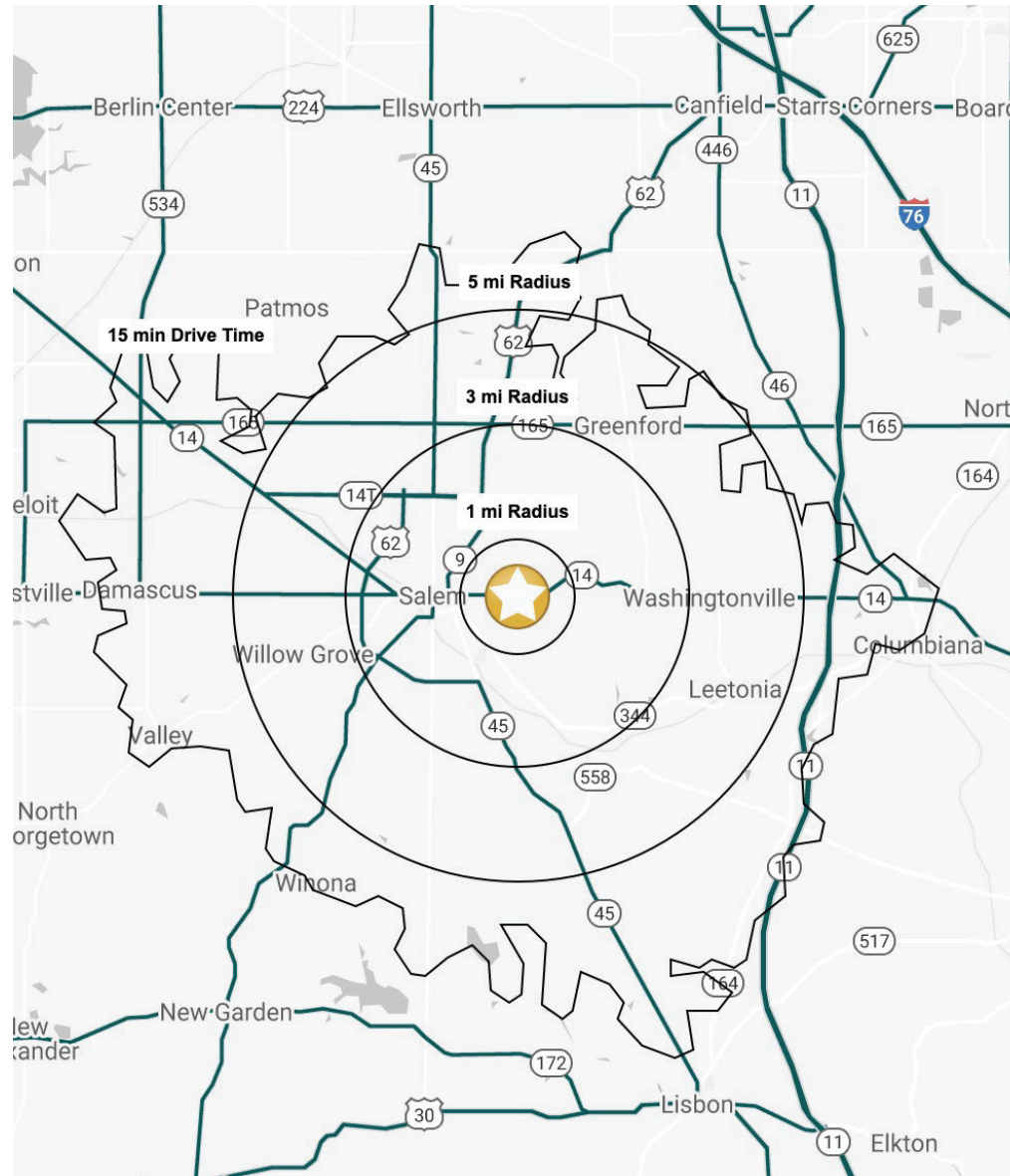
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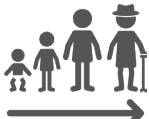
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## DEMOGRAPHIC SNAPSHOT

|                                                                                       | 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%        |



# ANCHOR RETAIL



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