

FOR LEASE

LANCASTER CENTER EAST

SALEM, OR



ADDRESS

642 Lancaster Drive NE, Salem, Oregon

AVAILABLE SPACE

21,690 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Lancaster Dr NE » 30,211 ADT ('22)

Center St NE » 21,624 ADT ('20)

HIGHLIGHTS

The center is located at the SEC of Lancaster Drive and Center Street, diagonally across from the Willamette Town Center. The space has direct frontage on Lancaster Drive with signage available on the pylon.



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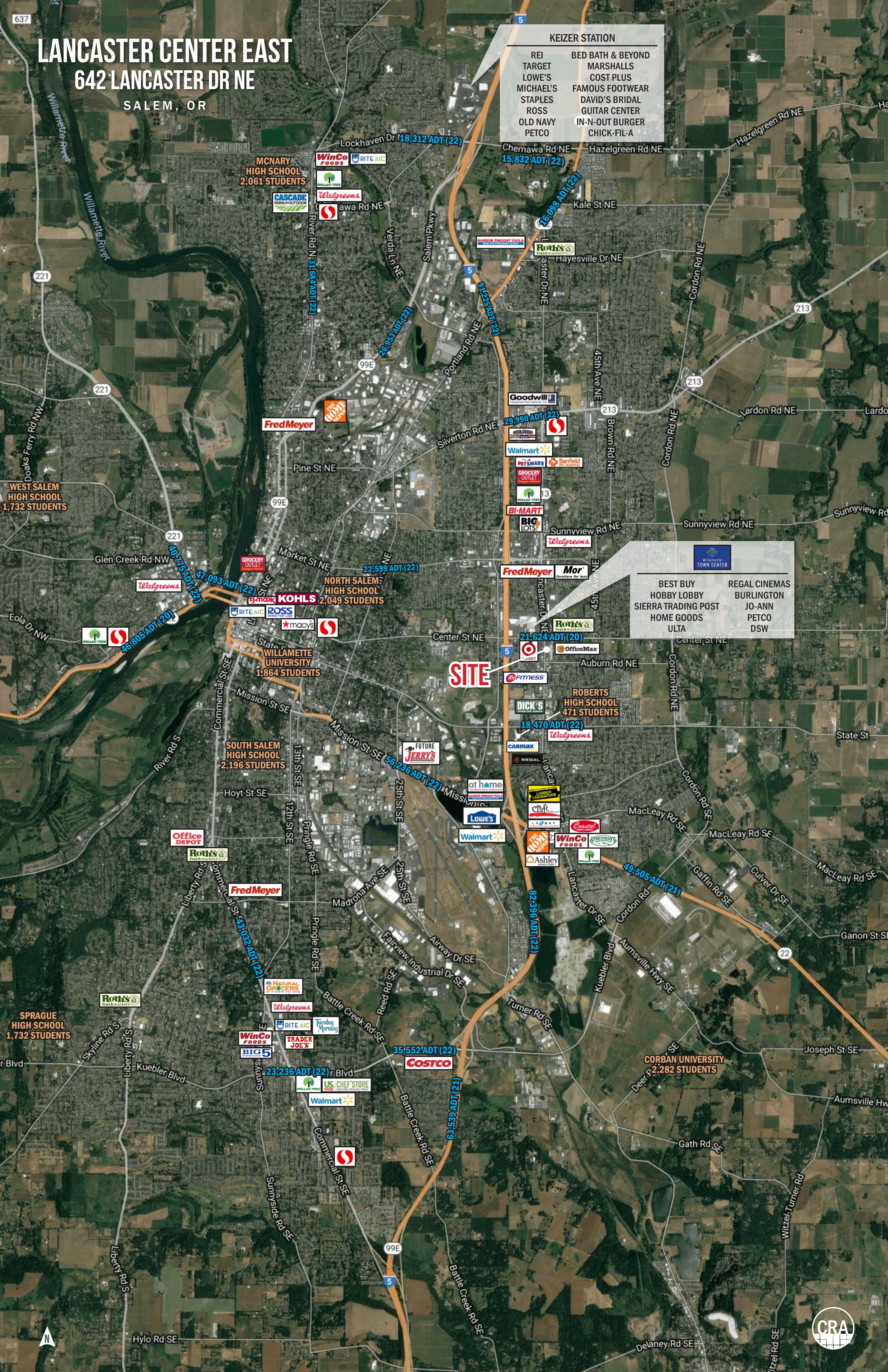
KEIZER STATION

REI	BED BATH & BEYOND
TARGET	MARSHALLS
LOWE'S	COST PLUS
MICHAEL'S	FAMOUS FOOTWEAR
STAPLES	DAVID'S BRIDAL
ROSS	GUITAR CENTER
OLD NAVY	IN-N-OUT BURGER
PETCO	CHICK-FIL-A

WILAMETTE TOWN CENTER

BEST BUY	REGAL CINEMAS
HOBBY LOBBY	BURLINGTON
SIERRA TRADING POST	JO-ANN
HOME GOODS	PETCO
ULTA	DSW

SITE

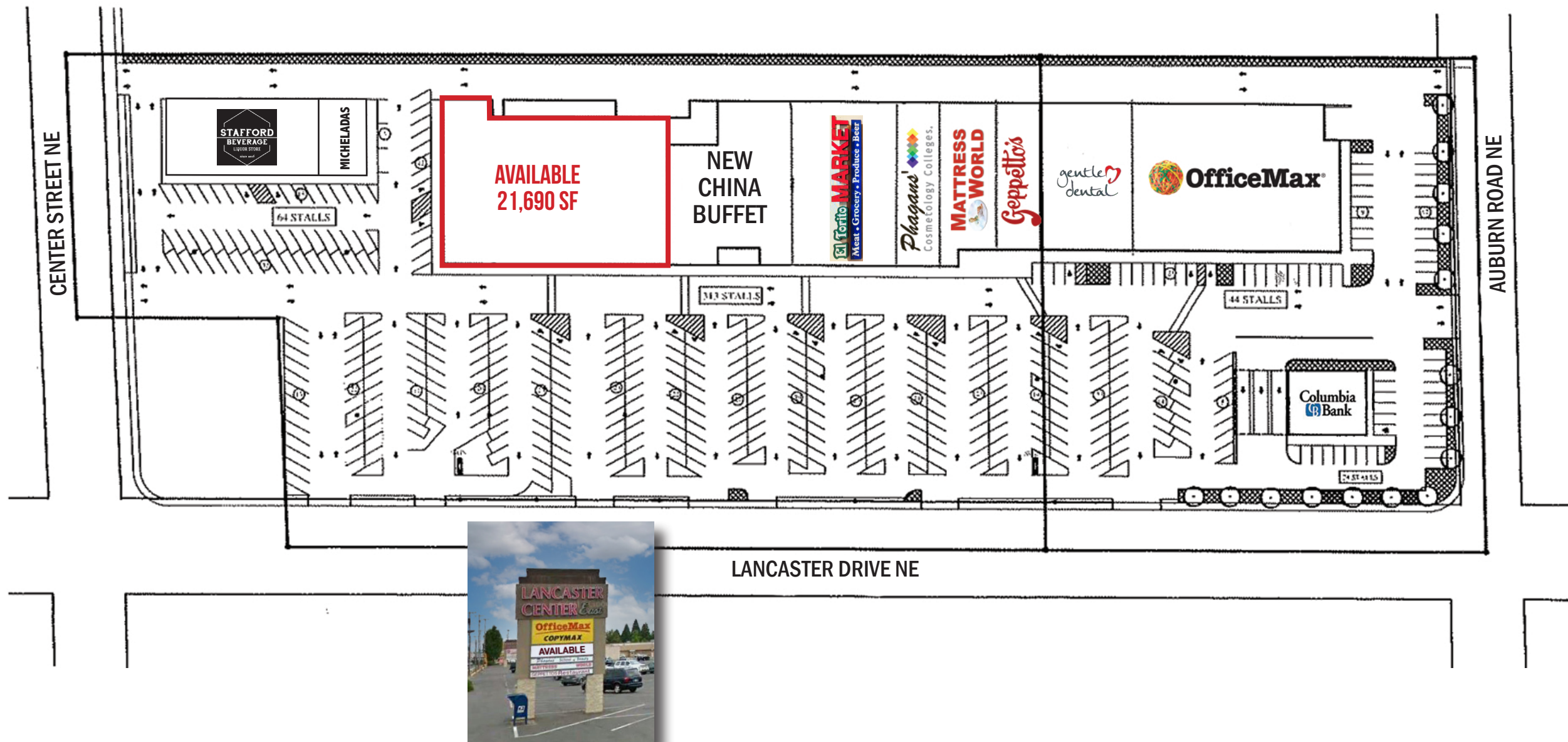


SITE PLAN

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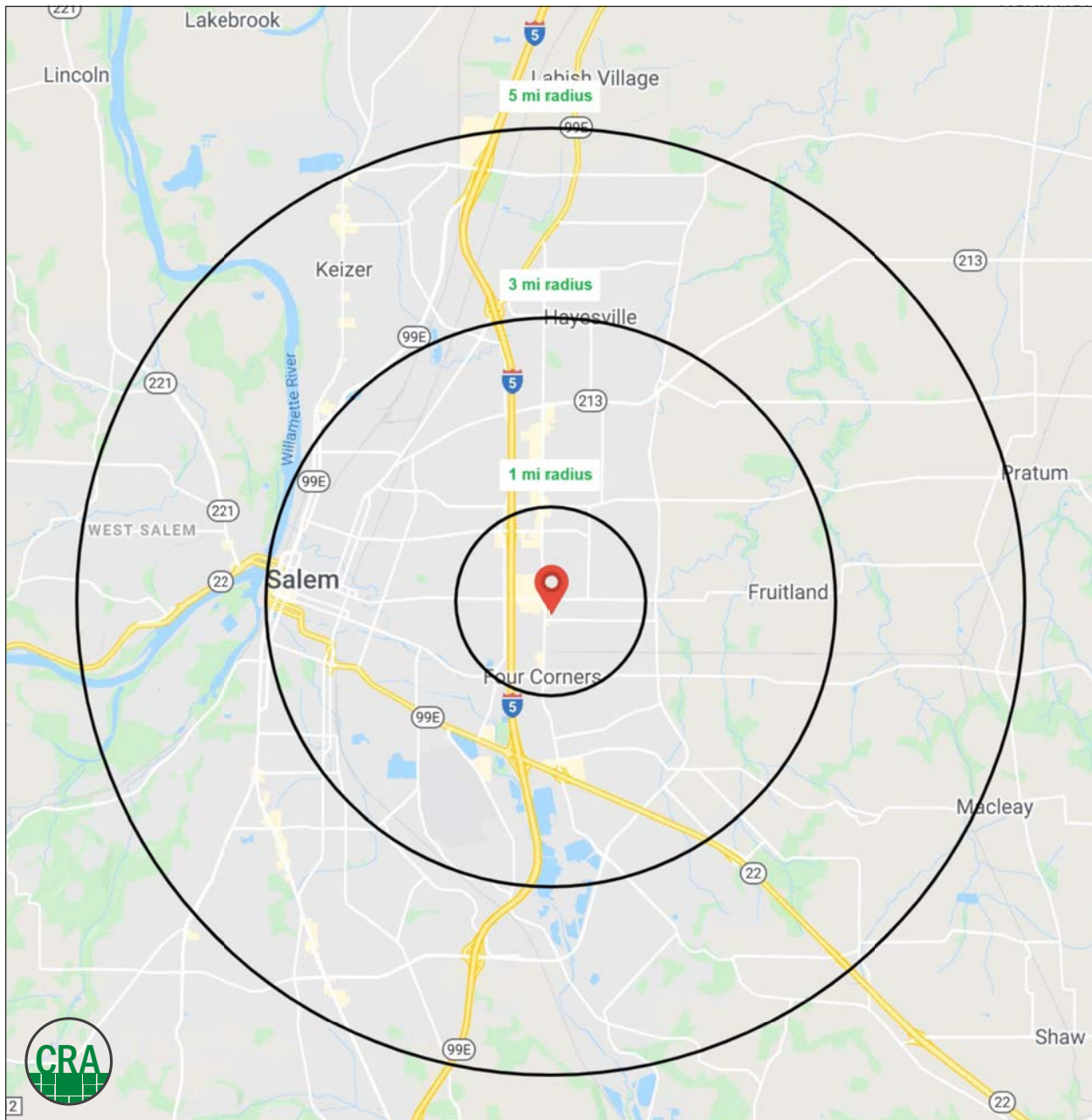
SALEM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	20,246	104,613	205,092
Estimated Households	6,909	35,575	73,178
Average HH Income	\$61,032	\$64,081	\$74,190
Median Home Value	\$235,040	\$242,335	\$273,889
Daytime Demographics 16+	16,018	118,668	183,727

32.3

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9387/-122.9819

Lancaster Center East Salem, OR 97301	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	20,246	104,613	205,092
2027 Projected Population	20,196	107,830	212,364
2020 Census Population	20,203	104,067	203,710
2010 Census Population	19,594	95,741	185,799
Projected Annual Growth 2022 to 2027	-	0.6%	0.7%
Historical Annual Growth 2010 to 2022	0.3%	0.8%	0.9%
2022 Median Age	32.3	32.5	35.0
Households			
2022 Estimated Households	6,909	35,575	73,178
2027 Projected Households	7,096	37,804	78,155
2020 Census Households	6,868	35,348	72,525
2010 Census Households	6,609	32,894	66,879
Projected Annual Growth 2022 to 2027	0.5%	1.3%	1.4%
Historical Annual Growth 2010 to 2022	0.4%	0.7%	0.8%
Race and Ethnicity			
2022 Estimated White	55.8%	56.3%	63.1%
2022 Estimated Black or African American	1.9%	4.1%	3.5%
2022 Estimated Asian or Pacific Islander	4.6%	5.7%	4.9%
2022 Estimated American Indian or Native Alaskan	1.9%	1.9%	1.7%
2022 Estimated Other Races	35.8%	32.0%	26.8%
2022 Estimated Hispanic	43.2%	37.3%	29.8%
Income			
2022 Estimated Average Household Income	\$61,032	\$64,081	\$74,190
2022 Estimated Median Household Income	\$52,886	\$54,603	\$62,780
2022 Estimated Per Capita Income	\$21,071	\$22,623	\$27,166
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	11.8%	10.0%	7.2%
2022 Estimated Some High School (Grade Level 9 to 11)	10.8%	9.8%	7.8%
2022 Estimated High School Graduate	30.4%	28.3%	25.9%
2022 Estimated Some College	26.1%	27.1%	26.7%
2022 Estimated Associates Degree Only	8.6%	8.9%	9.2%
2022 Estimated Bachelors Degree Only	9.0%	10.4%	14.5%
2022 Estimated Graduate Degree	3.4%	5.4%	8.7%
Business			
2022 Estimated Total Businesses	845	5,411	9,364
2022 Estimated Total Employees	9,444	83,443	114,670
2022 Estimated Employee Population per Business	11.2	15.4	12.2
2022 Estimated Residential Population per Business	24.0	19.3	21.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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