

# FOR LEASE



## BIG BOX SPACE AVAILABLE

## Lease Rate: Negotiable

### PROPERTY OVERVIEW

Join Tractor Supply, Planet Fitness, and Five Below, as well as nearby anchors Kroger, Wal-Mart, and Lowe's Home Improvement. This redeveloped K-Mart Center has one remaining junior anchor position and a number of outstanding small shop availabilities with terrific visibility!

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	2,213	11,311	26,166
<b>Population:</b>	5,175	28,405	64,201
<b>Avg HH Income:</b>	\$75,965	\$79,456	\$72,642

### PROPERTY HIGHLIGHTS

- 2,800 SF of small shop space available
- 25,804 SF anchor space available
- Located in the major shopping corridor of the Salem market in the Roanoke, VA metro area
- Over 26,000 VPD pass the site at the intersection of West Main St. and Spartan Drive
- Points of interest include Roanoke College, and Salem Veterans Administration Hospital

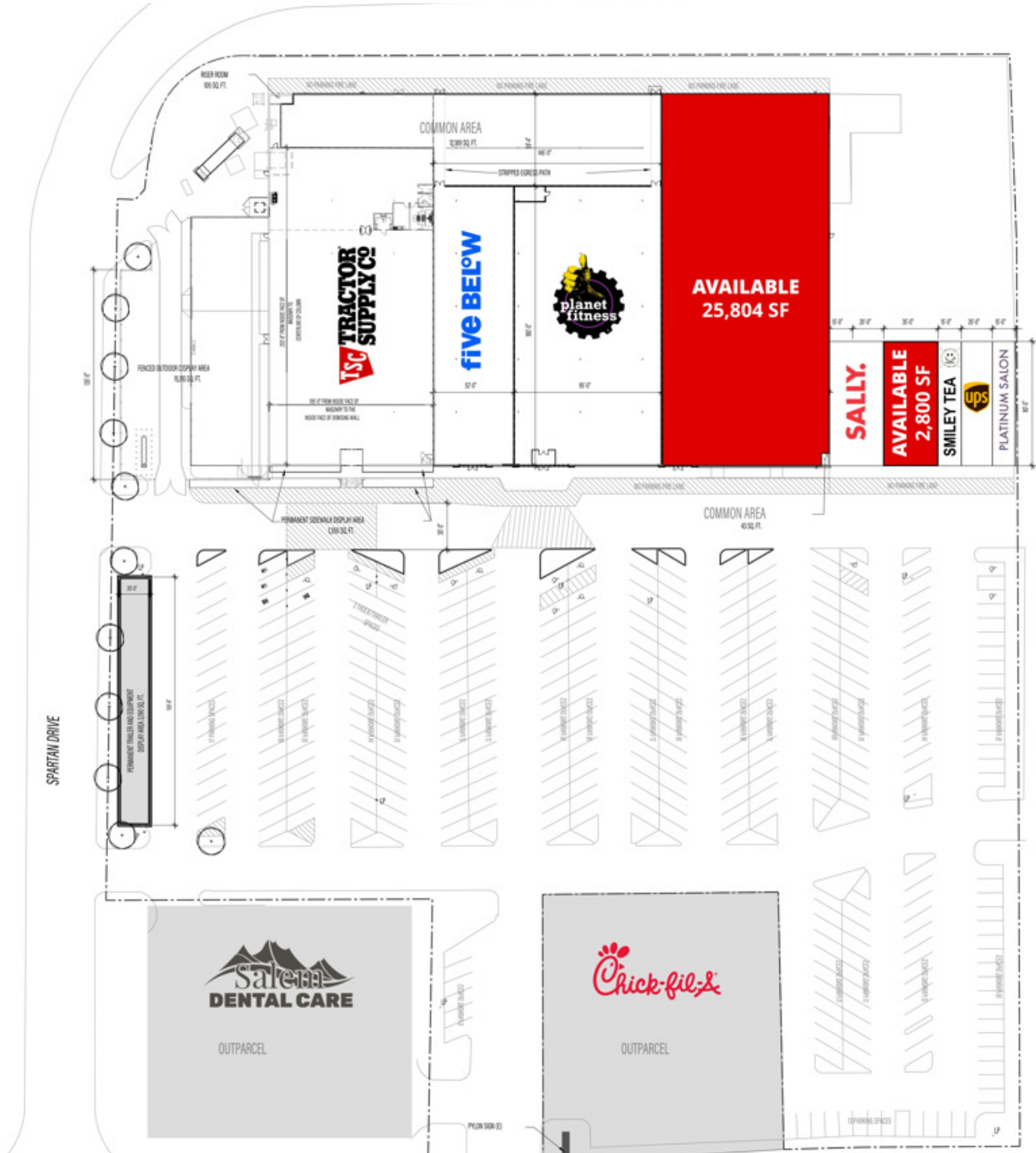
FOR FURTHER INFORMATION, PLEASE CONTACT:  
SAM MCCOY • smccoy@divaris.com • 540.518.2778



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1355 W MAIN STREET, SALEM, VA 24153

SITE PLAN



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MARKET AERIAL



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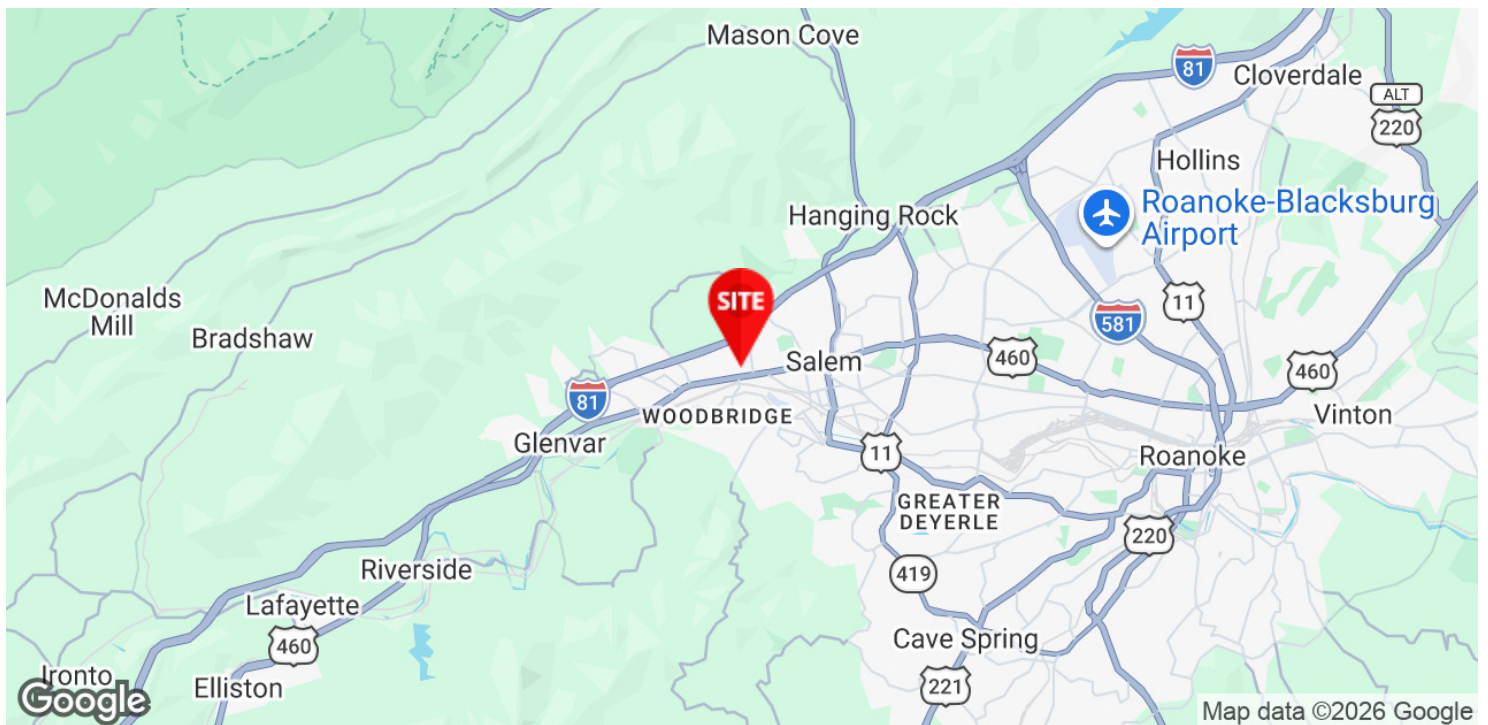


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LOCATION MAP



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