



**COLDWELL
BANKER
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

FOR LEASE

\$1.30 SF/month (NNN)

415 Lancaster Dr NE
Salem, OR 97301

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CBCWORLDWIDE.COM



Shadya Jones

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**COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE**

960 Liberty Street SE, Ste 250, Salem, OR 97302
503.588.3508



415 Lancaster Dr NE, Salem, OR 97301



PROPERTY OVERVIEW

Available SF: 1,566 SF

Lease Rate: \$1.30 SF/month (NNN)

Building Size: 4,471 SF

Zoning: CR

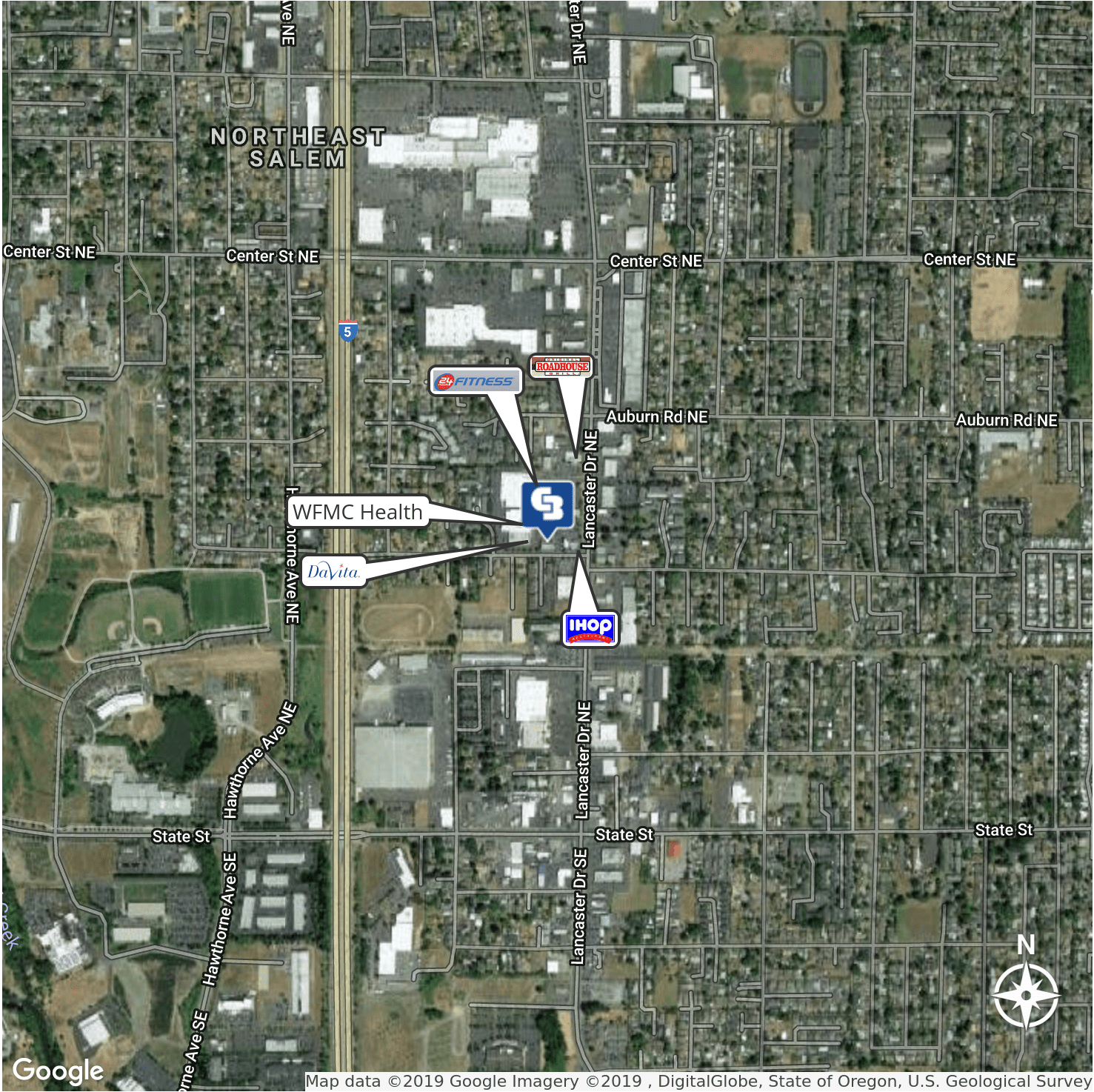
PROPERTY HIGHLIGHTS

- Lease rate includes monthly water/sewer and garbage
- 1 restroom, 1 office and 1 conference room (office and conference room are freestanding construction)
- 4 points of ingress/egress
- Excellent co-tenancy, including 2 large medical clinics, 24hr. Fitness, Video Only, just to name a few
- High traffic volume
- Shared common area parking
- Pylon Sign
- NNN's \$3.89 +/- SF/year



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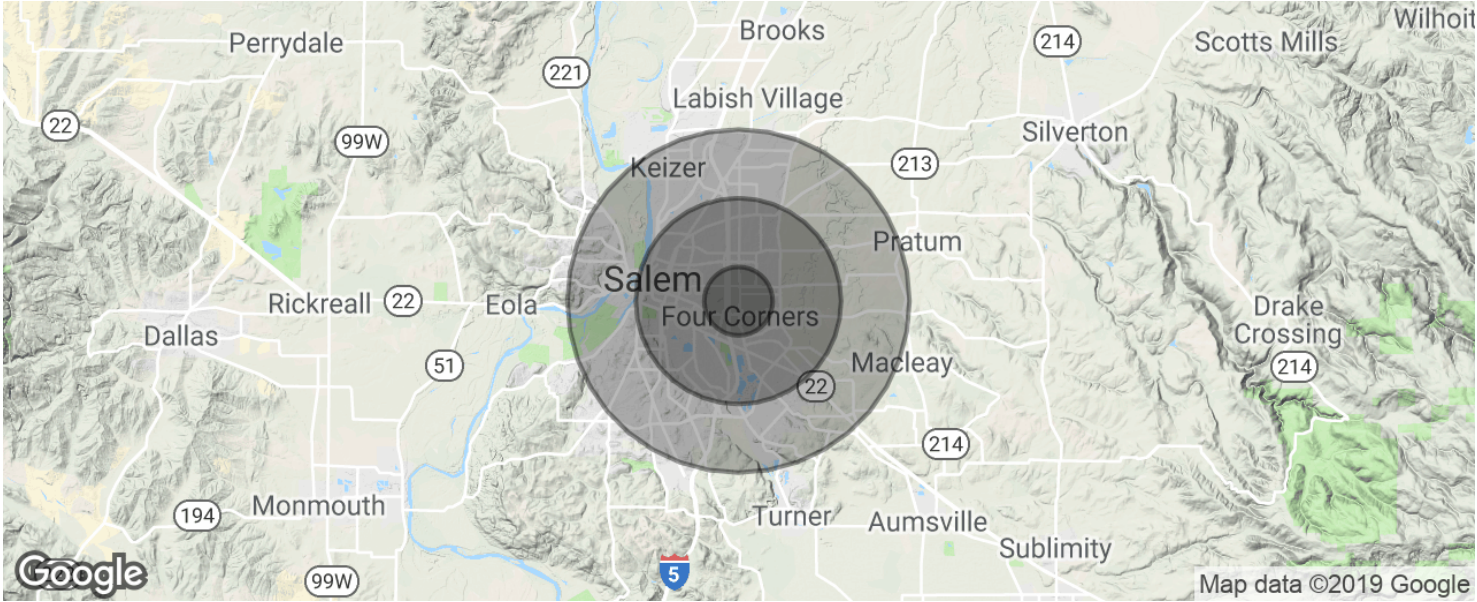
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,148	99,595	208,607
Median age	32.1	31.9	33.1
Median age (Male)	30.9	30.6	32.0
Median age (Female)	34.6	33.9	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,634	34,571	75,311
# of persons per HH	2.9	2.9	2.8
Average HH income	\$42,441	\$45,053	\$50,622
Average house value	\$155,964	\$167,357	\$184,731

* Demographic data derived from 2010 US Census

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