

TURNIDGE CORNER

5070-5080 COMMERCIAL STREET SE, SALEM, OR 97306



PROPERTY DESCRIPTION

Join Applebees, McDonald's, Dollar Tree, Sallys Beauty and others at one of Salem's Busiest retail shopping centers. The end cap formerly occupied by Rent-a-center is being vacated and is now available for immediate occupancy. Their loss is your opportunity. This is the first time this space has been available since the center was constructed! End Cap with high visibility, great signage, maximum parking and easy in and out.

PROPERTY HIGHLIGHTS

- +/- 3675 square foot end cap
- +/-1,727 square foot end cap
- Signalized Corner of Commercial Street SE @ Kuebler
- Great tenant mix w/long term successful tenants
- Prime signage and next to Walmart
- Easy access to I-5
- Lease Rate: \$24-\$26/SF/YR depending on TI
- Estimated NNN's @ \$5.40/SF/YR

OFFERING SUMMARY

Lease Rate:	\$24.00 - 26.00 SF/yr (NNN)
Available SF:	+/-3,673 SF (Former Rent A Center) +/-1,727 SF (Former Quiznos)
Lot Size:	5 Acres
Building Size:	32,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,939	27,603	54,034
Total Population	12,615	67,066	139,484
Average HH Income	\$70,582	\$65,535	\$59,755

BO RUSHING

503.588.8500 X103
bo@rushinggroup.com



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LEASE RATE

\$24.00 - 26.00 SF/YR

LOCATION INFORMATION

Building Name	Turnidge Corner
Street Address	5070-5080 Commercial Street SE
City, State, Zip	Salem, OR 97306
County	Marion
Cross-Streets	Kuebler Boulevard
Signal Intersection	Yes
Nearest Highway	I-5
Nearest Airport	Salem Municipal 2 miles; PDX and Eugene both approx 50 miles

BUILDING INFORMATION

Tenancy	Multiple
Number Of Floors	1
Year Built	2002
Year Last Renovated	2018
Gross Leasable Area	32,500 SF
Framing	Metal Stud
Condition	Excellent
Free Standing	No
Number Of Buildings	2

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Corner Property	Yes
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

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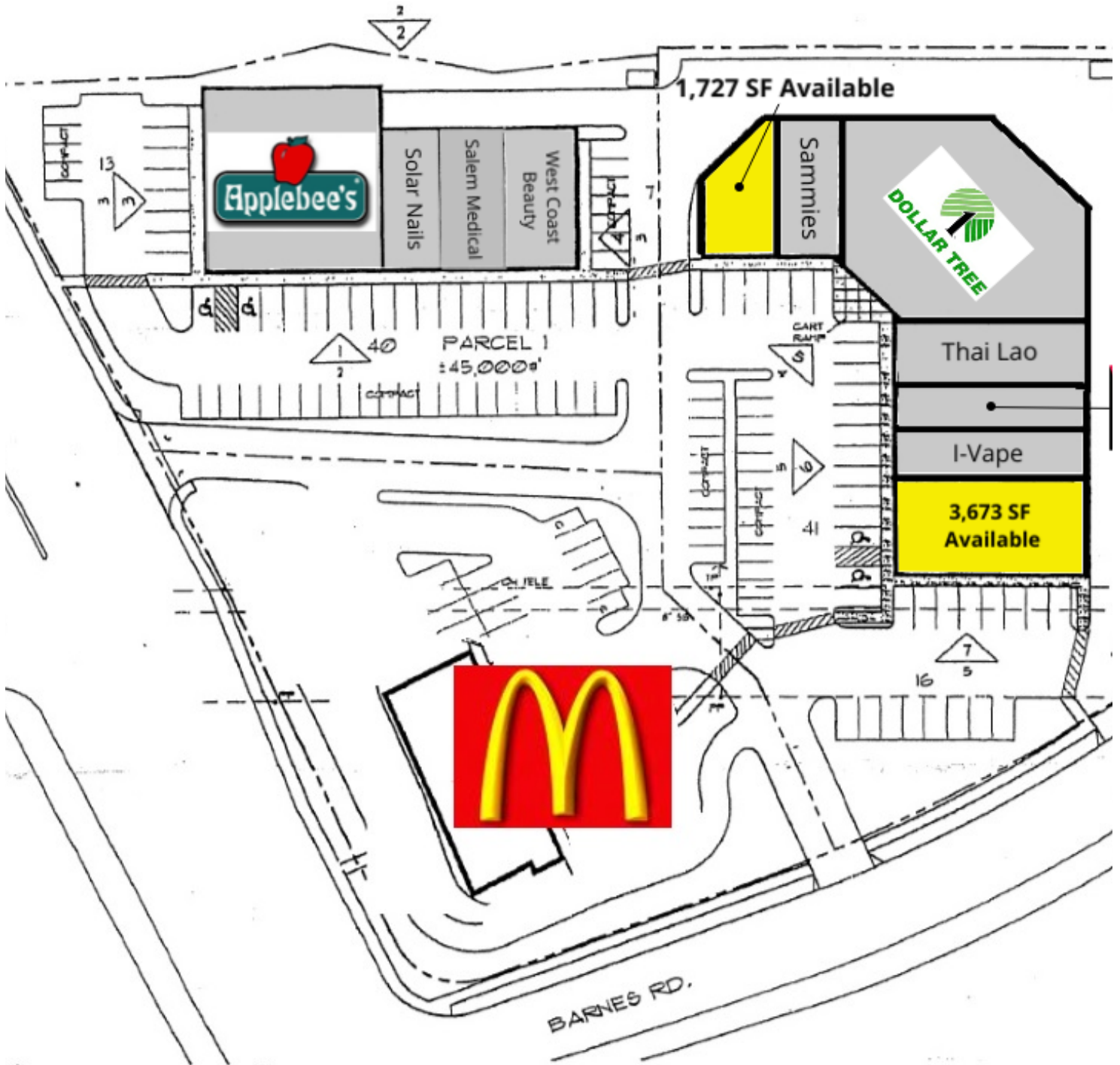
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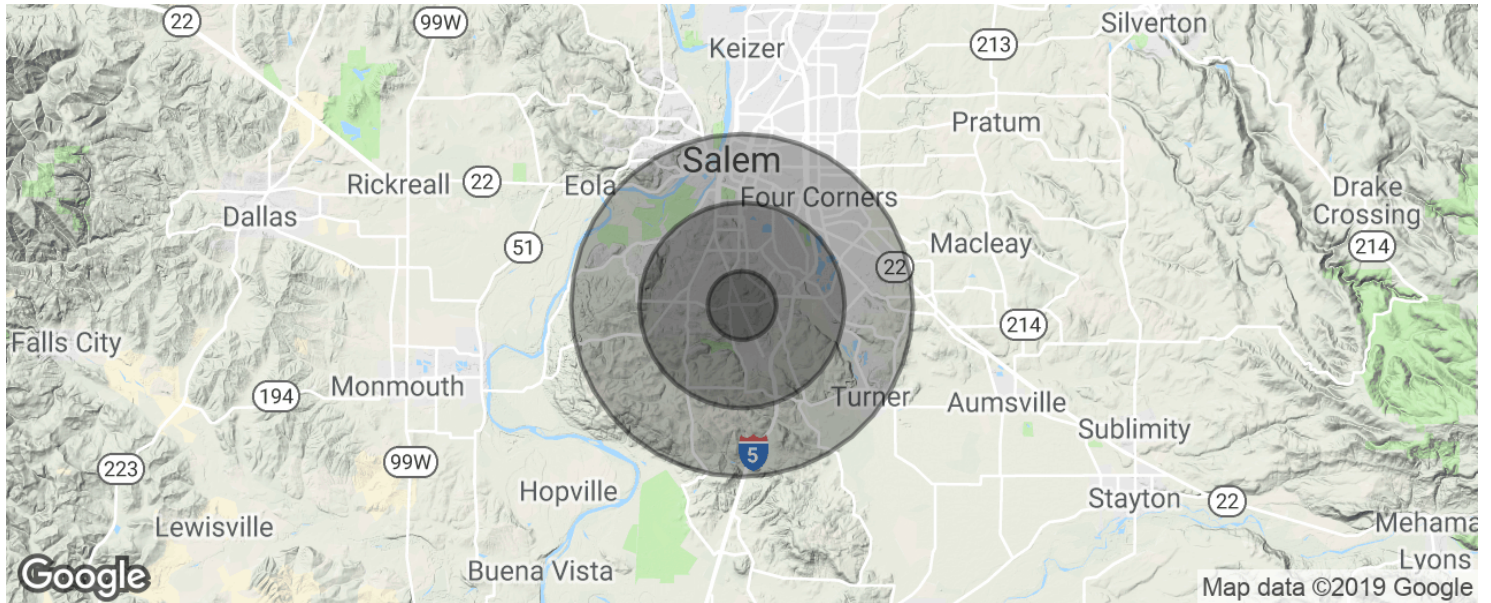


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,615	67,066	139,484
Median age	36.5	38.0	37.1
Median age (Male)	34.5	35.7	35.9
Median age (Female)	39.1	40.2	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,939	27,603	54,034
# of persons per HH	2.6	2.4	2.6
Average HH income	\$70,582	\$65,535	\$59,755
Average house value	\$254,606	\$260,713	\$234,336

* Demographic data derived from 2010 US Census

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