

SALEM POINTE



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**1201 EAST SCENIC RIVERS BOULEVARD
SALEM, MO 65560
18,000 S.F. | \$5.00/S.F. N.N.N.**

FOR LEASE

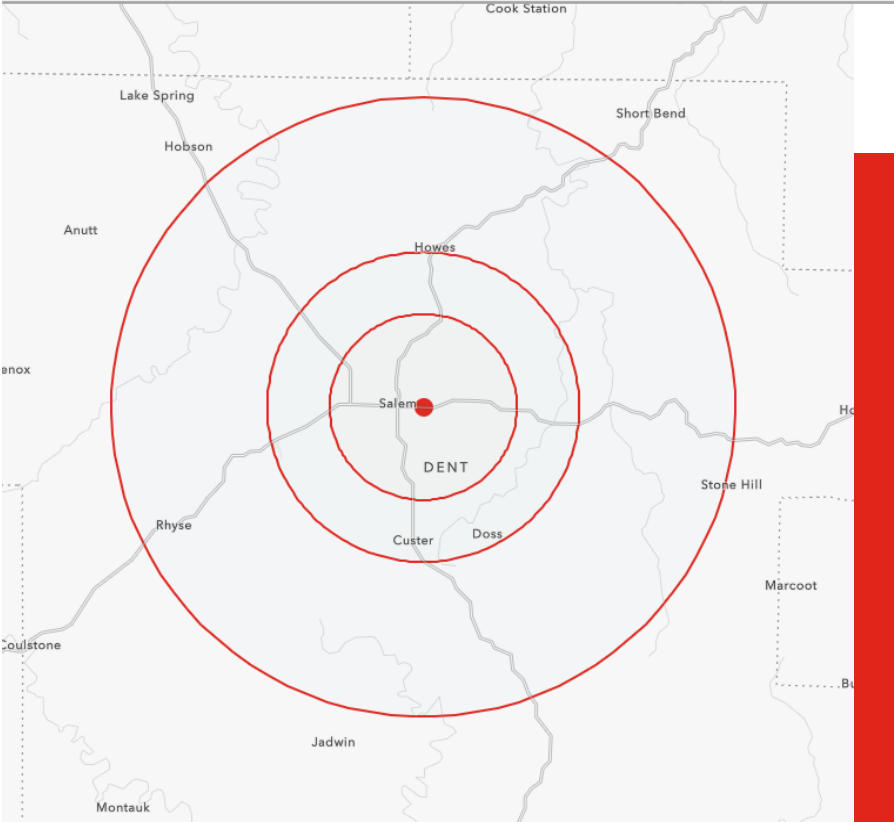
PROPERTY INFORMATION



SUITE 1201A

- **PROMINENT SHOPPING CENTER LOCATED IN SALEM, MO**
- **PYLON AND BUILDING SIGNAGE AVAILABLE**
- **EXISTING TENANTS INCLUDE AARON'S RENTAL, SALEM BOWLING CENTER, AND CHINA KING RESTAURANT**
- **ABUNDANT PARKING AVAILABLE (180 PARKING SPACES)**
- **PROPERTY HAS A NEWER TPO ROOF SYSTEM**
- **LARGE JUNIOR ANCHOR SPACE AVAILABLE WITH 2 ADA RESTROOMS, 800 AMP ELECTRICAL SERVICE, AND IS DOCK-SERVED**

DEMOGRAPHICS		3 MILES	5 MILES	10 MILES
POPULATION		6,344	7,676	10,937
HOUSEHOLDS		2,770	3,304	4,528
AVERAGE HH INCOME		\$54,902	\$58,822	\$62,726



SCAN HERE!



EDDIE CHERRY

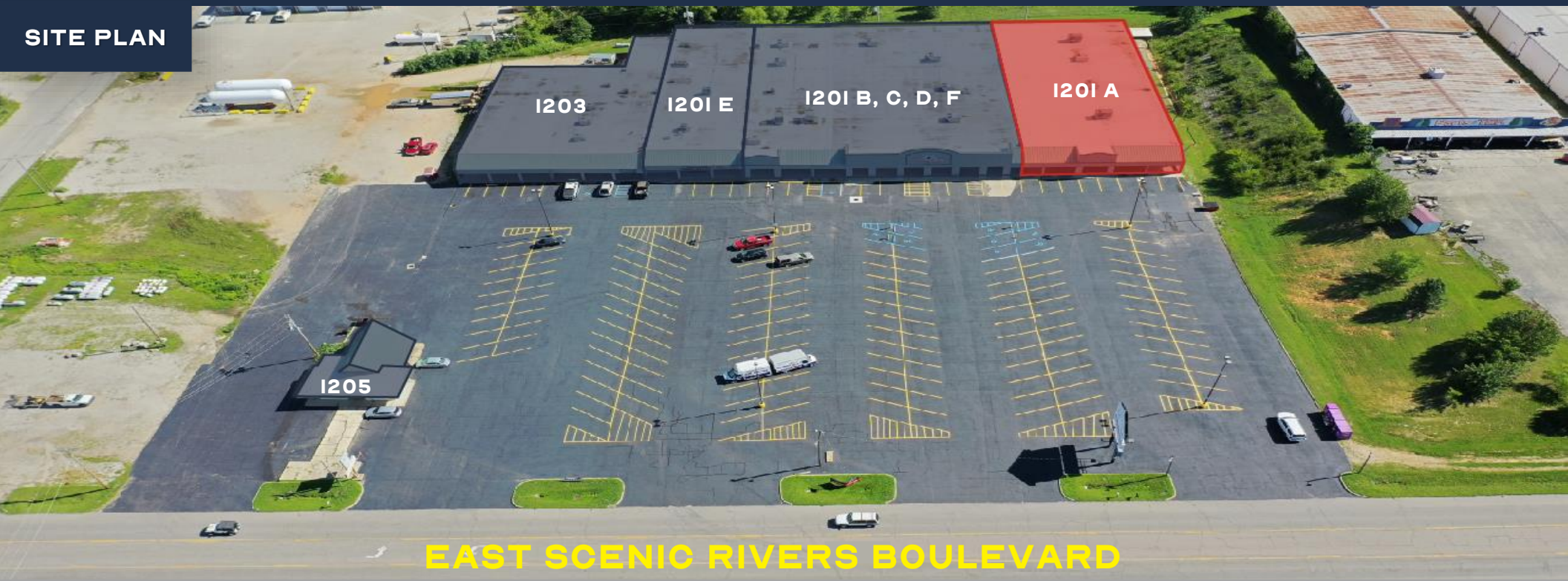
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**1201 EAST SCENIC RIVERS BOULEVARD
 SALEM, MO 65560
 18,000 S.F. | \$5.00/S.F. N.N.N.**

SITE PLAN



TENANT KEY

SUITE	S.F.	STATUS
I203	12,500	DISCOUNT BINS
I201 E	11,000	Aaron's <small>Easy. Beautiful. Affordable.</small>
I201 B, C, D & F	30,000	SALEM BOWLING CENTER
I201 A	18,000	AVAILABLE
I205 E. SCENIC RIVERS BLVD	1,500	CHINA KING

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

1201 EAST SCENIC RIVERS BOULEVARD

SALEM, MO 65560

18,000 S.F. | \$5.00/S.F. N.N.N.

AERIAL



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**1201 EAST SCENIC RIVERS BOULEVARD
SALEM, MO 65560
18,000 S.F. | \$5.00/S.F. N.N.N.**