



THALHIMER

RETAIL | OFFICE FOR LEASE

Spartan Square

1400 West Main Street | Salem, VA 24153



For more information, contact:

JESSICA JOHNSON, CCIM

Vice President

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Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
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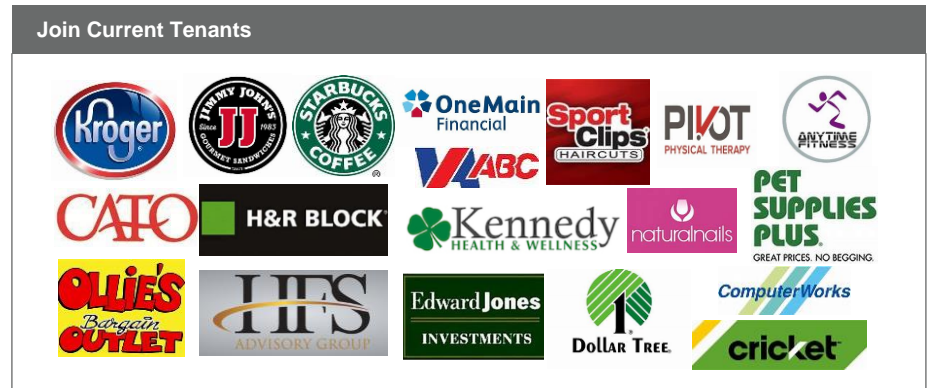
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Property Features

- Grocer anchored shopping center
- Join Kroger, Ollie's, Cato's, Anytime Fitness, and more
- Main retail corridor in Salem
- Strong demographics and co-tenancy
- High daytime population
- Courtyard office suites available
- Up to 10,145 contiguous SF

Demographics				
	1 Mile	2 Miles	3 Miles	5 Miles
Population	4,769	17,399	27,975	63,991
No. of Households	2,041	6,796	11,193	26,104
Avg. HH Income	\$78,417	\$76,740	\$80,381	\$73,099
Daytime Population	6,998	18,593	33,393	69,480

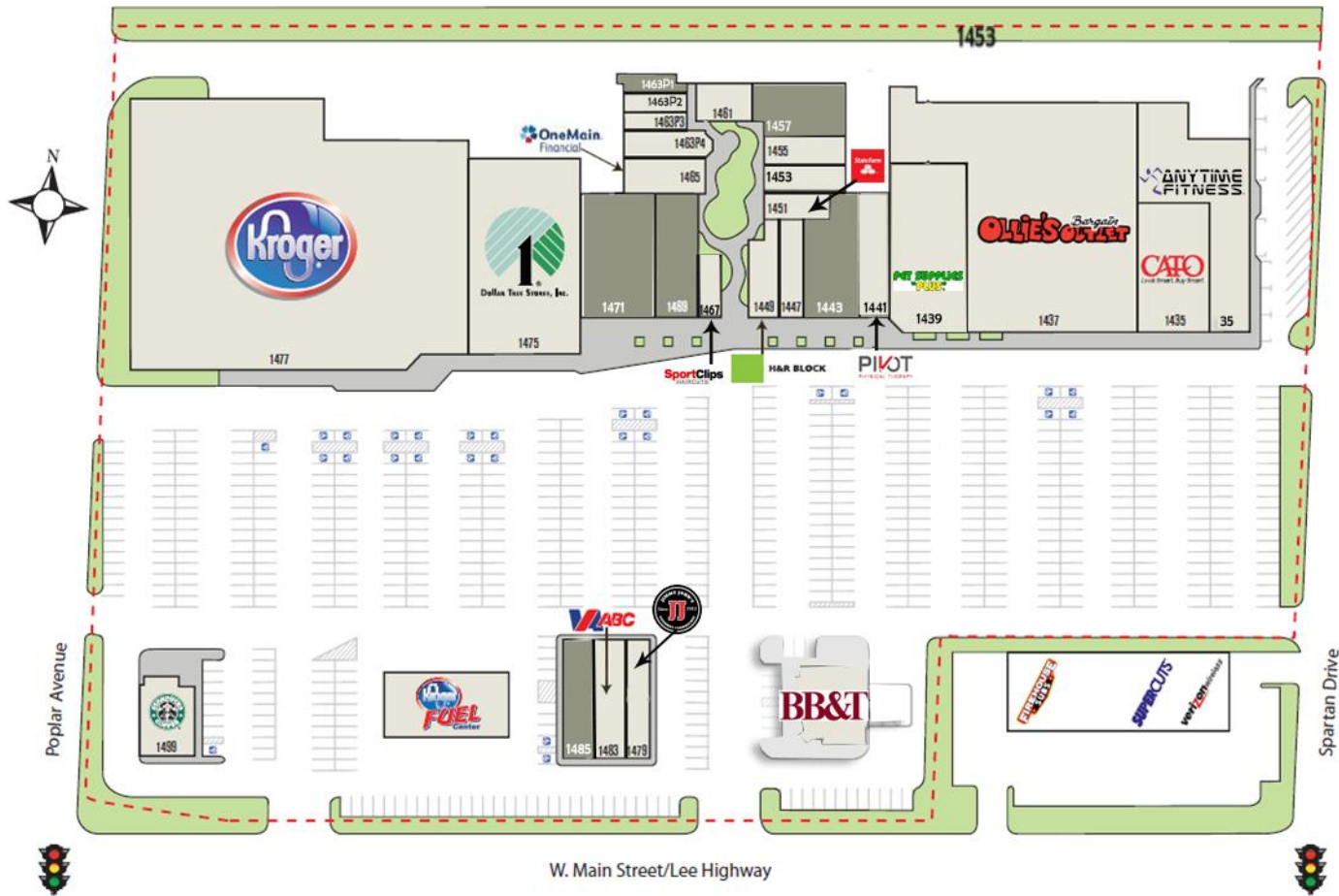
Traffic Counts	
West Main Street	30,000 VPD



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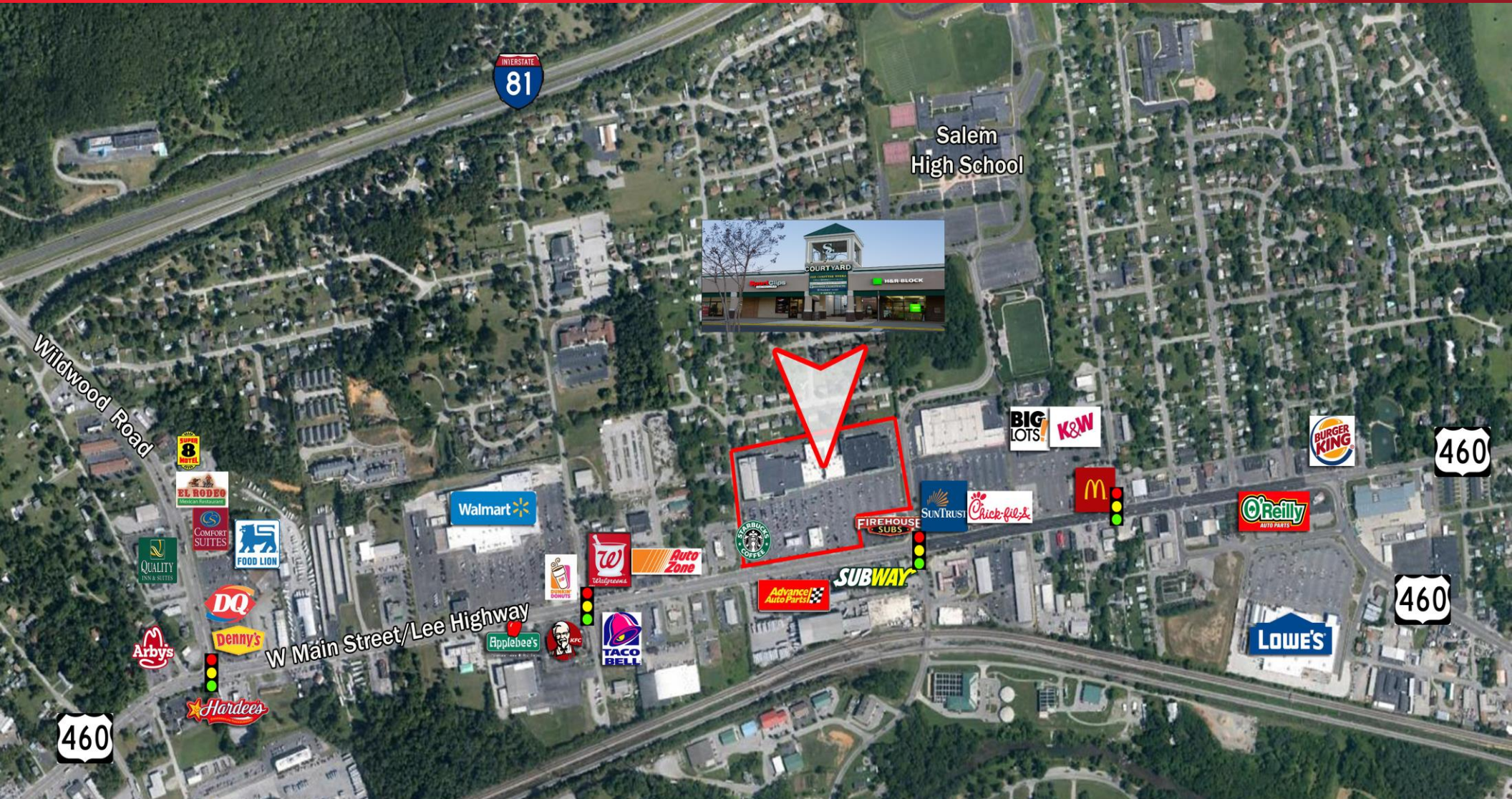


Availabilities	
#	SF
1443	4,441
1457	2,440
1463 P1	800
1469	3,791
1471	6,354
1469 & 1471	10,145 (combined)
1485	1,800

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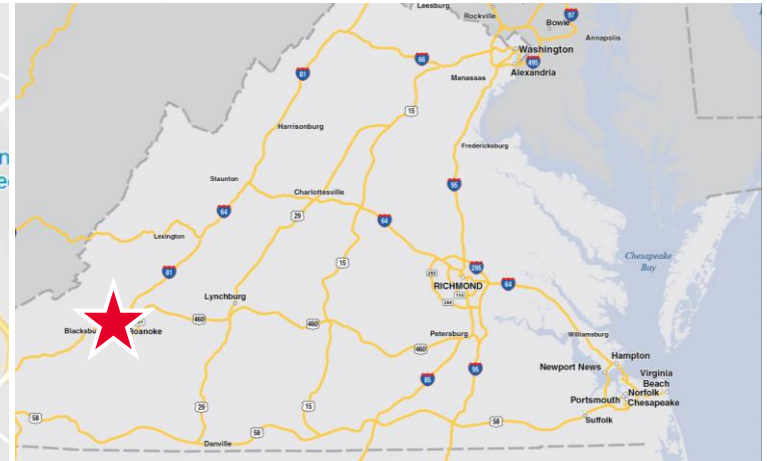
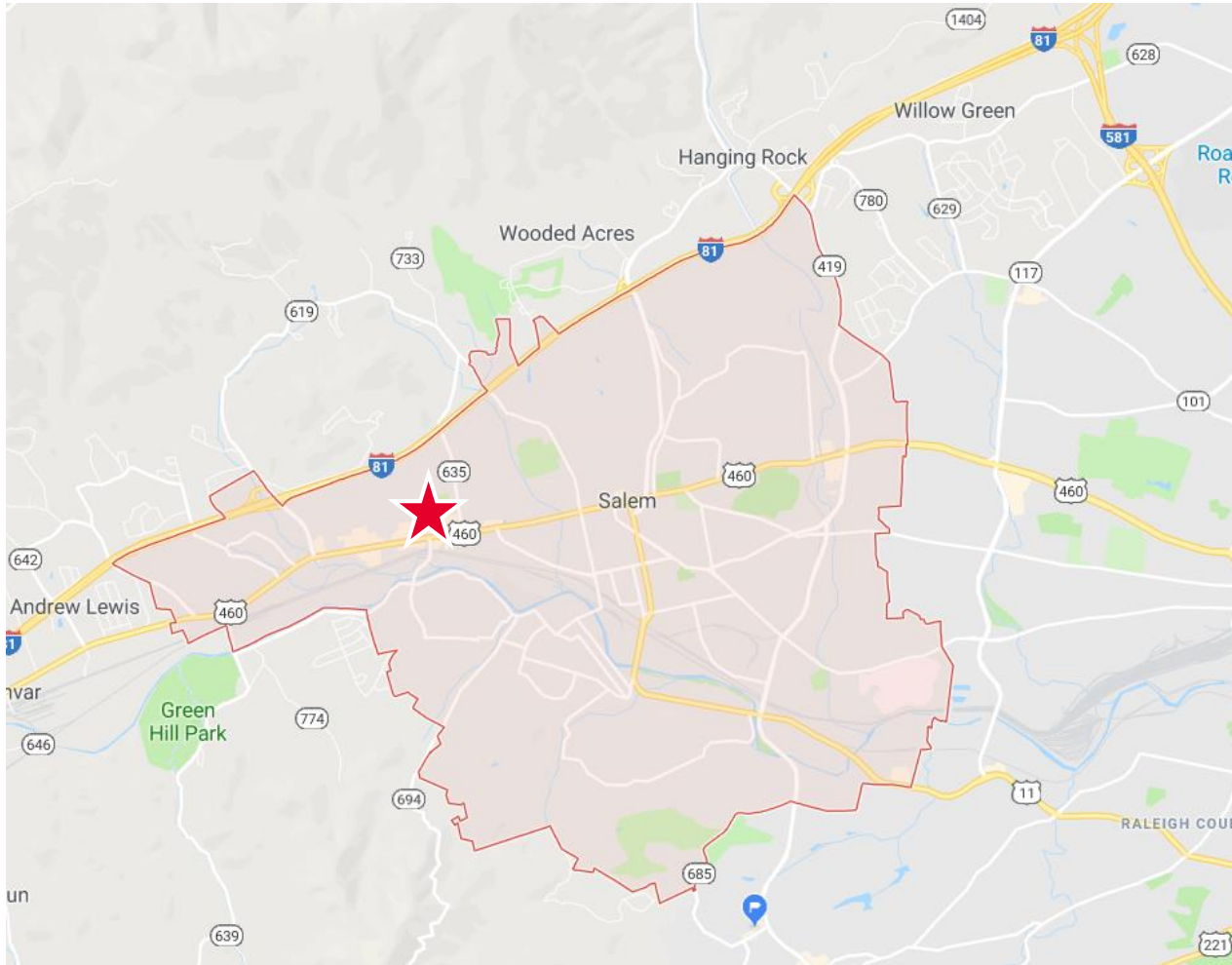
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