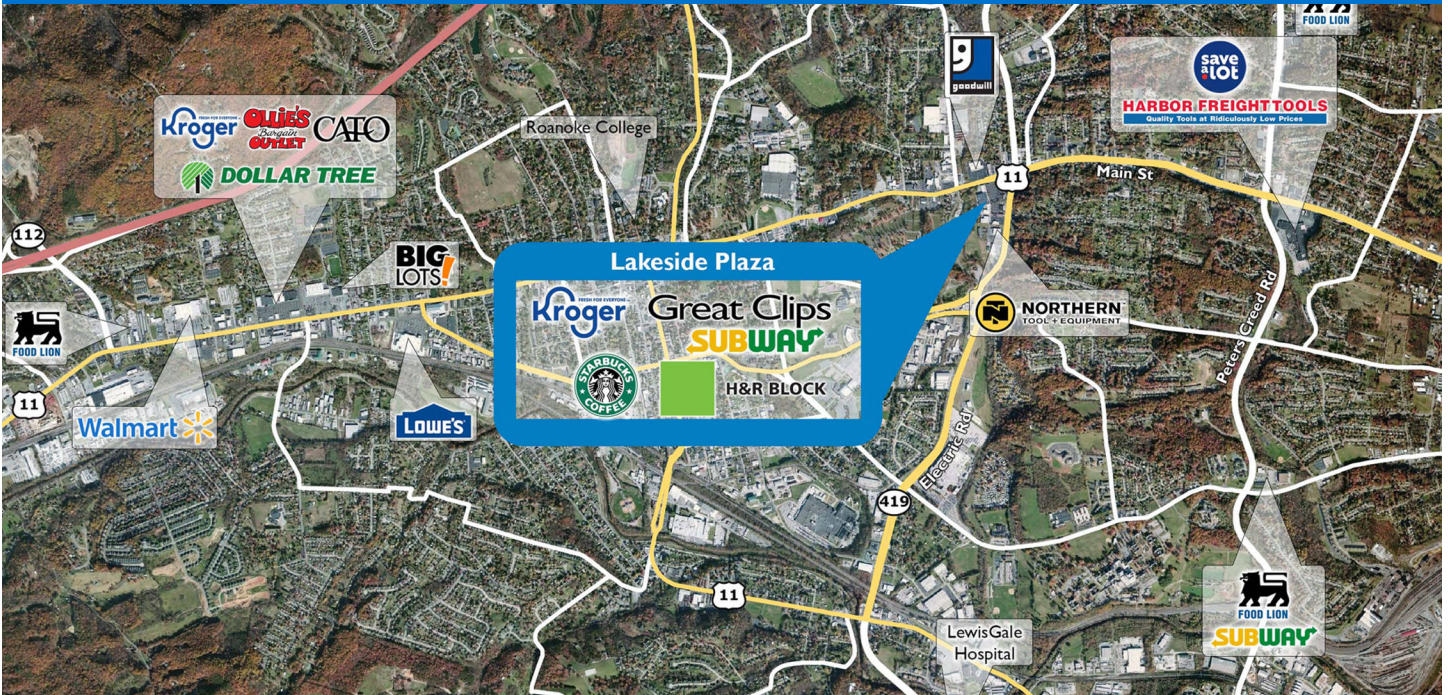


LAKESIDE PLAZA

SALEM, VA



SIZE

82,894 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|---------|
| Population | 6,221 | 51,613 | 124,199 |
| Households | 2,609 | 21,264 | 53,288 |
| Median HH Income (\$) | 60,531 | 59,019 | 60,820 |

MAJOR TENANT(S)

Kroger
Subway
Great Clips



LOCATION

161 Electric Road | Salem, VA 24153

PROPERTY HIGHLIGHTS

- Vibrant shopping center anchored by Kroger, the dominant grocer in the market
- Home to Roanoke College and the Salem Red Sox, the minor league affiliate of the Boston Red Sox
- Busy intersection (34,400 ADT) at Main Street (U.S. 460) and Electric Road (State Route 419)
- Over 51,600 people live within three miles with an average household income of over \$79,000
- Key national tenants include Subway and Great Clips; Outparcel tenants include Starbucks, AT&T and McDonald's
- Located five miles west of the Roanoke Regional Airport and Valley View Mall

LEASING CONTACT

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Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com








PHILLIPS EDISON & COMPANY®

LAKESIDE PLAZA

161 Electric Road | Salem, VA 24153

| SPACE | TENANT | SQ. FT. |
|----------------------|--------------------|---------------|
| FUEL | Kroger Fuel | 96 SF |
| Shad1 | BB&T Bank | |
| Shad2 | HC Holdings, LLC | |
| 00001 | NAPA Auto Parts | 10,070 SF |
| 00002 | Dollar Tree | 9,945 SF |
| 00006 | China Fresh | 975 SF |
| 00007 | H&R Block | 1,950 SF |
| 00008 | Kroger | 53,102 SF |
| 00009 | Pizza Hut | 1,400 SF |
| 00010 | Great Clips | 1,050 SF |
| 00011 | Mamma Maria's | 2,450 SF |
| 00012 | Subway | 1,225 SF |
| 00013 | Lendmark Financial | 1,225 SF |
| 00014 | T&M Smokeshop | 2,100 SF |
| 00016 | Hibachi Express | 2,196 SF |
| TOTAL SQ. FT. | | 82,894 |

SITE LEGEND

| | |
|---|---|
|  Available |  Occupied |
|  Leased (not occupied) |  Owned by Others |
|  Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

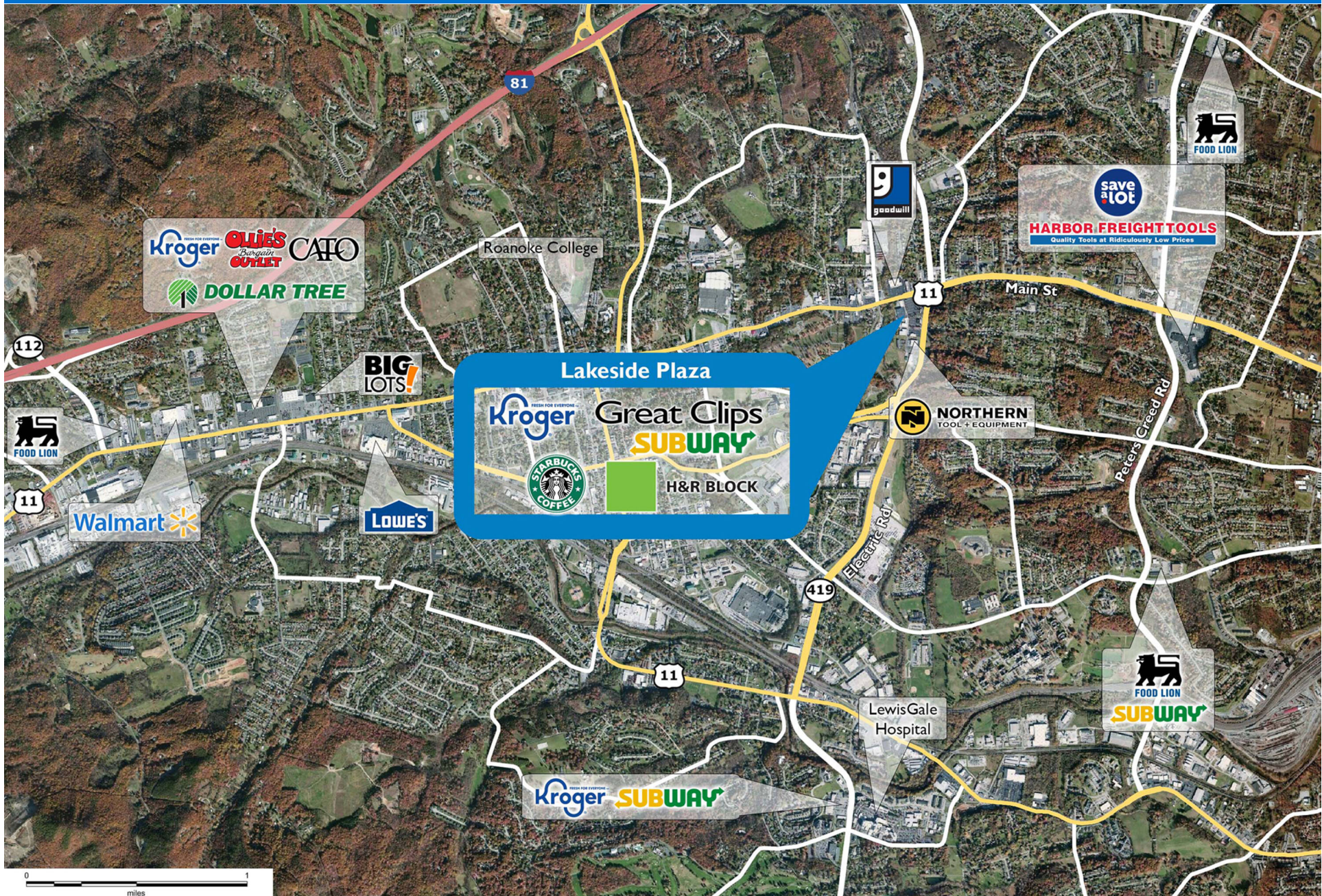
LAKESIDE PLAZA

161 Electric Road | Salem, VA 24153



LAKE SIDE PLAZA

161 Electric Road | Salem, VA 24153



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 37.296339

Longitude: -80.027255

| Lakeside Plaza Salem, VA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 6,221 | 51,613 | 124,199 |
| | 2028 Projected Population | 6,278 | 52,201 | 125,946 |
| | 2010 Census Population | 6,094 | 49,898 | 119,429 |
| | 2000 Census Population | 6,149 | 49,074 | 118,134 |
| | 1990 Census Population | 5,891 | 48,694 | 116,730 |
| | Historical Annual Growth 1990 to 2000 | 0.43% | 0.08% | 0.12% |
| | Historical Annual Growth 2000 to 2010 | -0.09% | 0.17% | 0.11% |
| | Estimated Annual Growth 2010 to 2023 | 0.15% | 0.25% | 0.29% |
| | Projected Annual Growth 2023 to 2028 | 0.18% | 0.23% | 0.28% |
| | Median Age | 41.5 | 40.7 | 41.4 |
| Households | Q4 2023 Estimated Households | 2,609 | 21,264 | 53,288 |
| | 2028 Projected Households | 2,634 | 21,517 | 54,083 |
| | 2010 Census Households | 2,594 | 20,659 | 51,056 |
| | 2000 Census Households | 2,572 | 20,200 | 50,441 |
| | 1990 Census Households | 2,383 | 19,065 | 47,995 |
| | Historical Annual Growth 1990 to 2000 | 0.77% | 0.58% | 0.50% |
| | Historical Annual Growth 2000 to 2010 | 0.08% | 0.22% | 0.12% |
| | Estimated Annual Growth 2010 to 2023 | 0.04% | 0.21% | 0.31% |
| | Projected Annual Growth 2023 to 2028 | 0.19% | 0.24% | 0.30% |
| | Population per Household | 2.30 | 2.32 | 2.27 |
| Population by Race | White | 63.7% | 59.9% | 64.0% |
| | Black or African American | 24.3% | 27.5% | 22.1% |
| | Asian & Pacific Islander | 1.0% | 2.9% | 3.2% |
| | Other Races | 4.1% | 4.2% | 4.2% |
| | Hispanic Population | 6.9% | 5.5% | 6.4% |
| Income | Average Household Income | \$74,474 | \$79,040 | \$81,876 |
| | Median Household Income | \$60,531 | \$59,019 | \$60,820 |
| | Per Capita Income | \$32,133 | \$34,059 | \$36,334 |
| Education (Age 25+) | Elementary | 3.0% | 2.5% | 2.9% |
| | Some High School | 7.0% | 5.9% | 5.6% |
| | High School Graduate | 33.9% | 32.6% | 29.7% |
| | Some College | 22.7% | 20.6% | 20.3% |
| | Associates Degree Only | 10.4% | 10.1% | 9.4% |
| | Bachelors Degree Only | 15.0% | 17.8% | 20.0% |
| | Graduate Degree | 7.9% | 10.5% | 12.3% |
| Business | Number of Businesses | 106 | 1,465 | 3,890 |
| | Total Number of Employees | 1,659 | 21,401 | 55,702 |
| | Employees per Business | 15.60 | 14.61 | 14.32 |
| | Residential Population per Business | 58.50 | 35.24 | 31.93 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.