

LAKESIDE PLAZA

SALEM, VA



SIZE

87,784 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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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

LAKESIDE PLAZA

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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	AVAILABLE	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.		87,784

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.

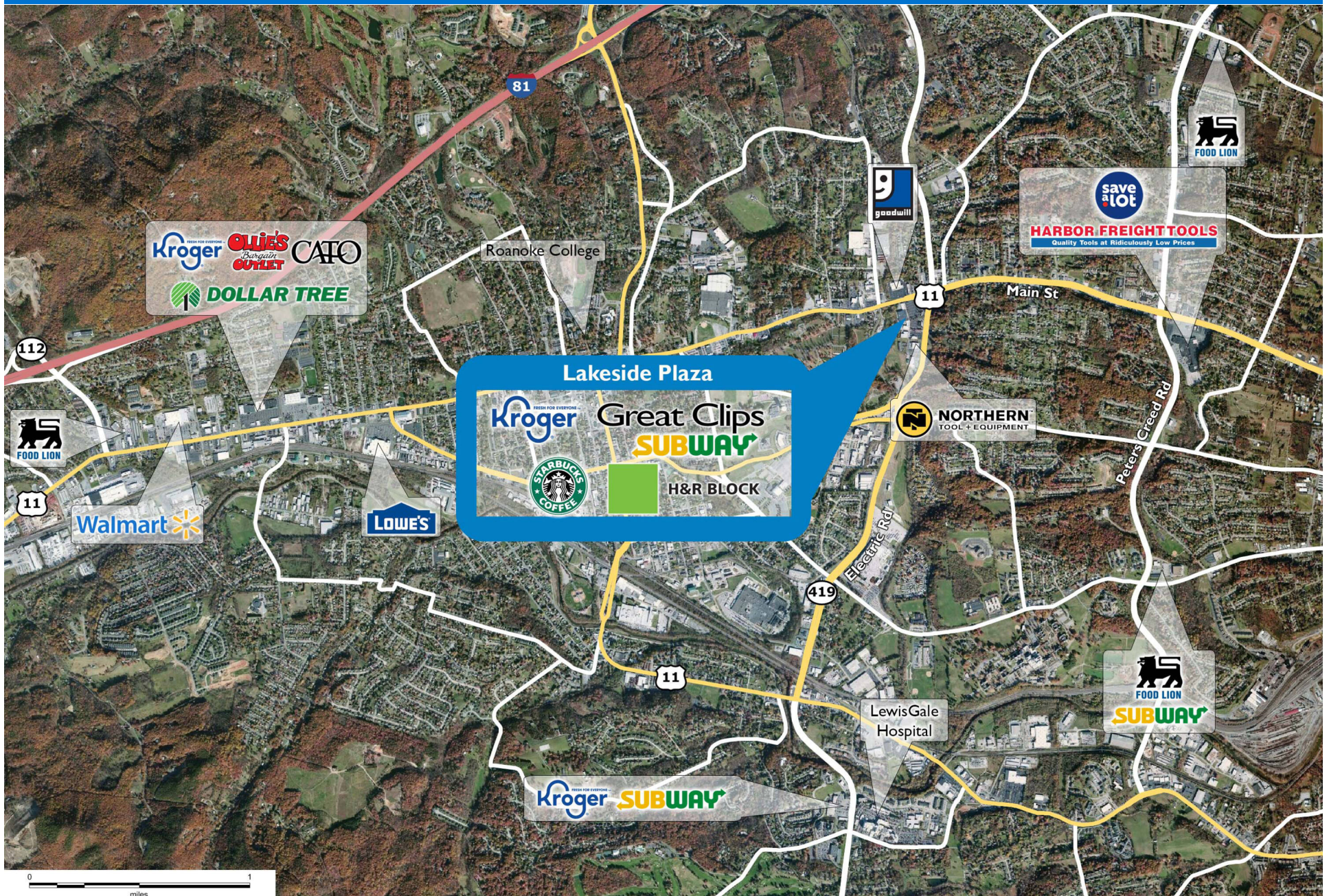
LAKE SIDE PLAZA

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LAKESIDE PLAZA

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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.