

FOR LEASE

# LANCASTER CENTER EAST

SALEM, OR



## ADDRESS

642 Lancaster Drive NE, Salem, Oregon

## AVAILABLE SPACE

21,690 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Lancaster Dr NE » 30,211 ADT ('22)

Center St NE » 21,624 ADT ('20)

## HIGHLIGHTS

The center is located at the SEC of Lancaster Drive and Center Street, diagonally across from the Willamette Town Center. The space has direct frontage on Lancaster Drive with signage available on the pylon.



# LANCASTER CENTER EAST

## 642 LANCASTER DR NE

SALEM, OR

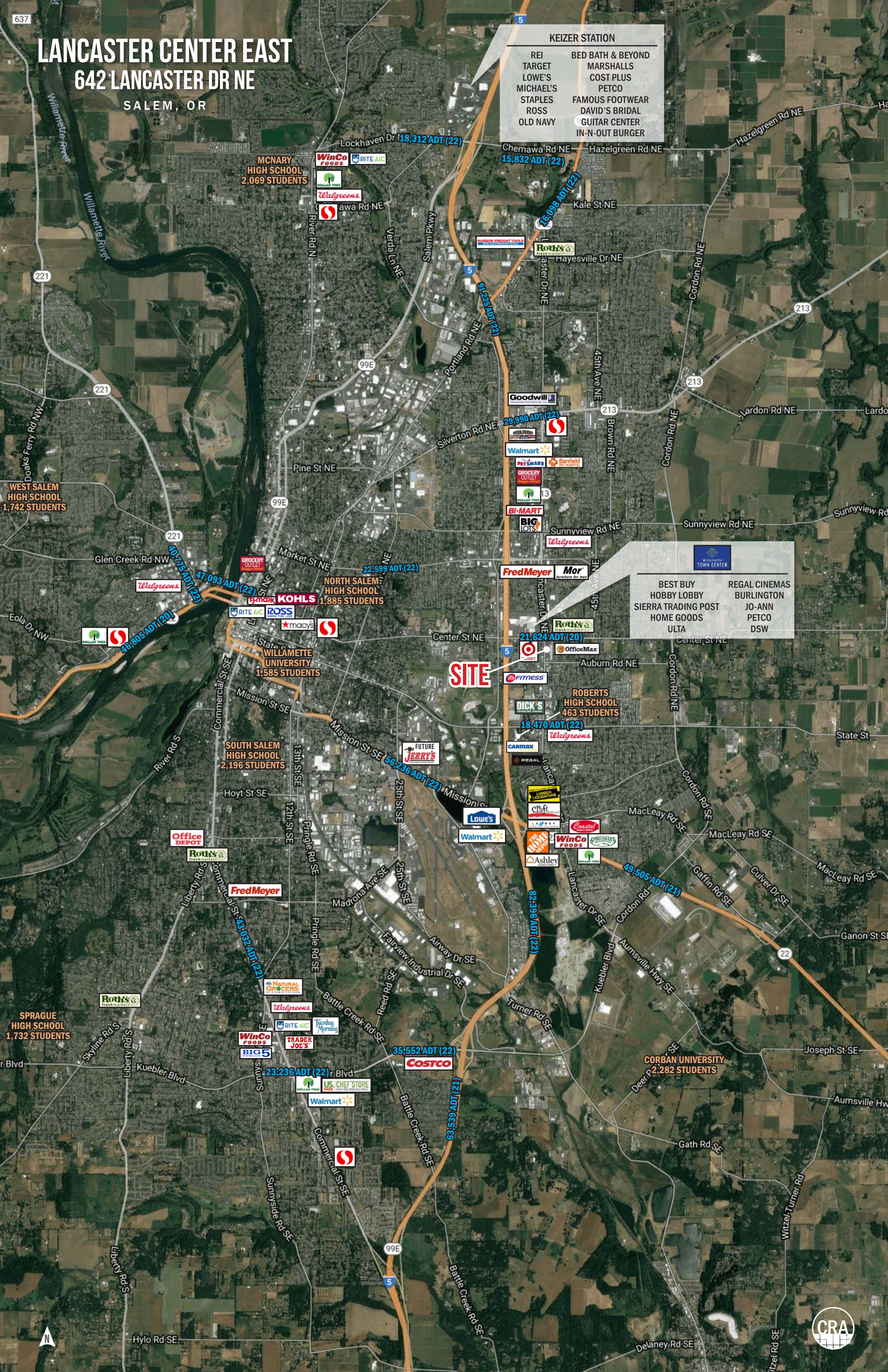
**KEIZER STATION**

REI	BED BATH & BEYOND
TARGET	MARSHALLS
LOWE'S	COST PLUS
MICHAEL'S	PETCO
STAPLES	FAMOUS FOOTWEAR
ROSS	DAVID'S BRIDAL
OLD NAVY	GUITAR CENTER
	IN-N-OUT BURGER

**WILLAMETTE TOWN CENTER**

BEST BUY	REGAL CINEMAS
HOBBY LOBBY	BURLINGTON
SIERRA TRADING POST	JO-ANN
HOME GOODS	PETCO
ULTA	DSW

**SITE**

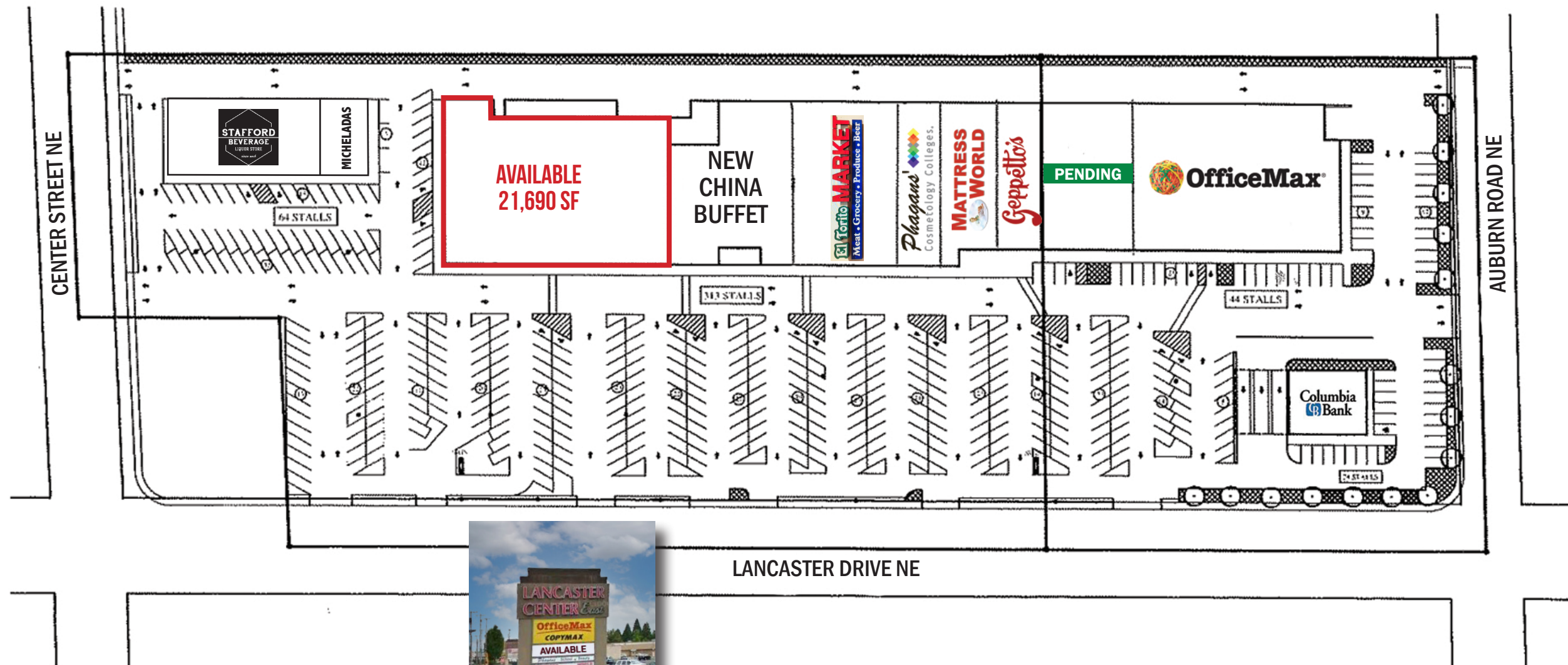


SITE PLAN

LANCASTER CENTER EAST

642 LANCASTER DR NE

SALEM, OR



# LANCASTER CENTER EAST

## 642 LANCASTER DR NE

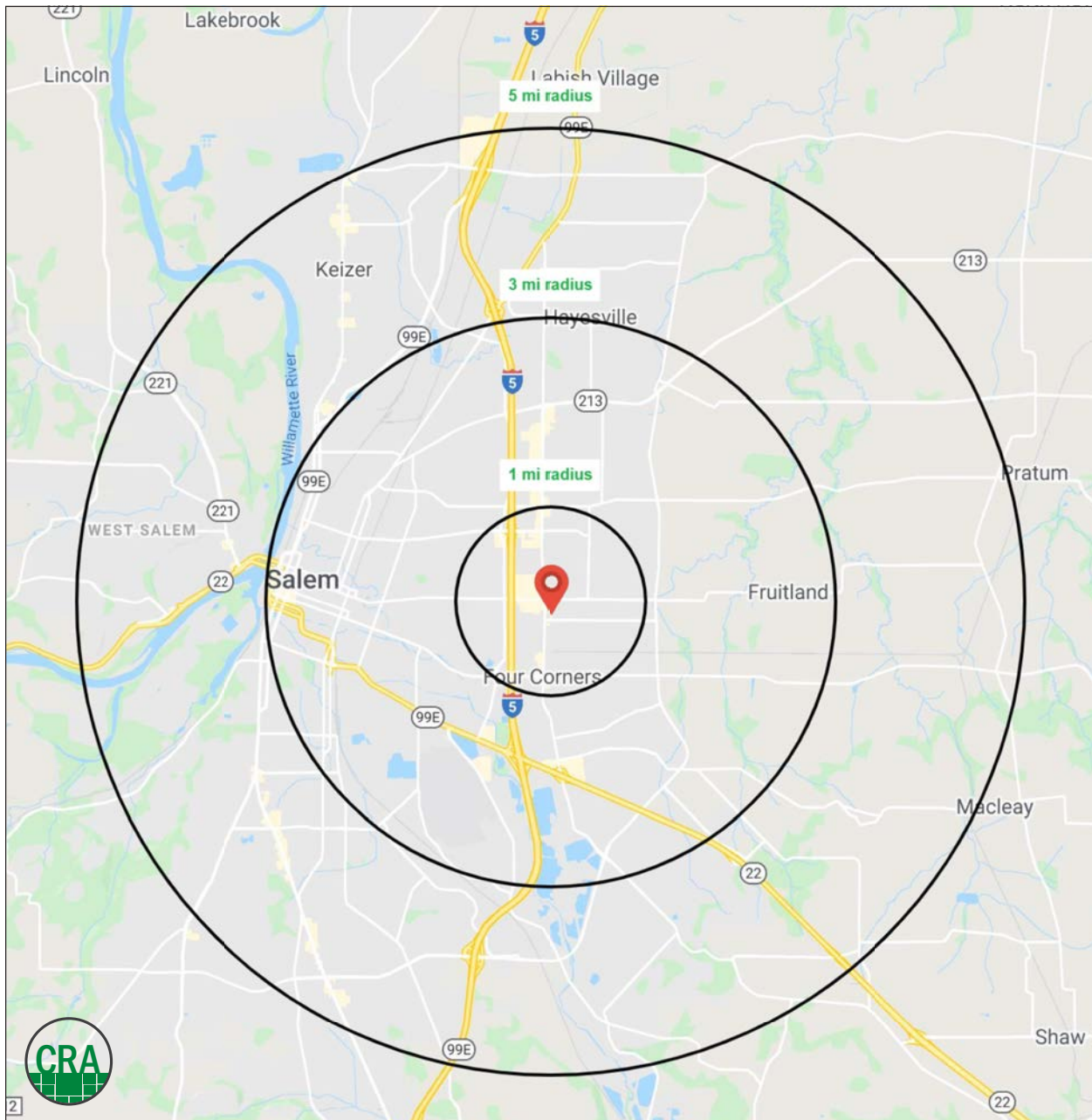
SALEM, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	19,281	105,712	204,201
Estimated Population 2026	19,792	109,373	211,821
Average HH Income	\$62,579	\$62,222	\$72,306
Median Home Value	\$243,045	\$255,663	\$277,888
Daytime Demographics 16+	13,952	101,741	170,921

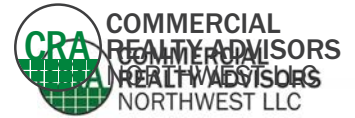
# 32.4

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9387/-122.9819

Lancaster Center East Salem, OR 97301	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	19,281	105,712	204,201
2026 Projected Population	19,792	109,373	211,821
2020 Census Population	18,337	104,296	203,513
2010 Census Population	17,963	96,662	185,599
Projected Annual Growth 2021 to 2026	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2021	0.7%	0.9%	0.9%
2021 Median Age	32.4	32.2	34.6
<b>Households</b>			
2021 Estimated Households	6,550	35,986	72,799
2026 Projected Households	6,811	37,772	76,184
2020 Census Households	6,276	35,584	72,446
2010 Census Households	6,081	33,250	66,810
Projected Annual Growth 2021 to 2026	0.8%	1.0%	0.9%
Historical Annual Growth 2010 to 2021	0.7%	0.7%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	54.4%	54.3%	62.7%
2021 Estimated Black or African American	1.6%	4.1%	3.6%
2021 Estimated Asian or Pacific Islander	5.3%	6.0%	5.1%
2021 Estimated American Indian or Native Alaskan	1.9%	1.9%	1.7%
2021 Estimated Other Races	36.8%	33.6%	27.0%
2021 Estimated Hispanic	43.6%	38.1%	29.2%
<b>Income</b>			
2021 Estimated Average Household Income	\$62,579	\$62,222	\$72,306
2021 Estimated Median Household Income	\$54,696	\$53,749	\$62,427
2021 Estimated Per Capita Income	\$21,448	\$21,963	\$26,390
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	12.1%	10.6%	7.7%
2021 Estimated Some High School (Grade Level 9 to 11)	10.8%	9.3%	7.3%
2021 Estimated High School Graduate	31.9%	29.5%	26.7%
2021 Estimated Some College	25.7%	26.7%	26.8%
2021 Estimated Associates Degree Only	7.4%	7.8%	8.5%
2021 Estimated Bachelors Degree Only	8.7%	10.7%	14.6%
2021 Estimated Graduate Degree	3.4%	5.4%	8.4%
<b>Business</b>			
2021 Estimated Total Businesses	736	5,101	8,940
2021 Estimated Total Employees	7,765	66,479	102,659
2021 Estimated Employee Population per Business	10.6	13.0	11.5
2021 Estimated Residential Population per Business	26.2	20.7	22.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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