

# LANCASTER DRIVE PAD

FOR SALE > SALEM, OR



## ADDRESS

1302 Lancaster Drive NE  
Salem, OR 97301

## SITE SIZE

0.84 AC Pad / 36,590 SF

## PRICE

Please call for details

## HIGHLIGHTS

- For sale opportunity on Lancaster Drive
- Pad adjacent to Olive Garden
- Close Proximity to Fred Meyer and Willamette Town Center
- Easy access to and from Interstate 5 at Market Street

## TRAFFIC COUNTS

Lancaster Dr NE - 33,806 ADT ('22)  
Market St NE - 25,768 ADT ('22)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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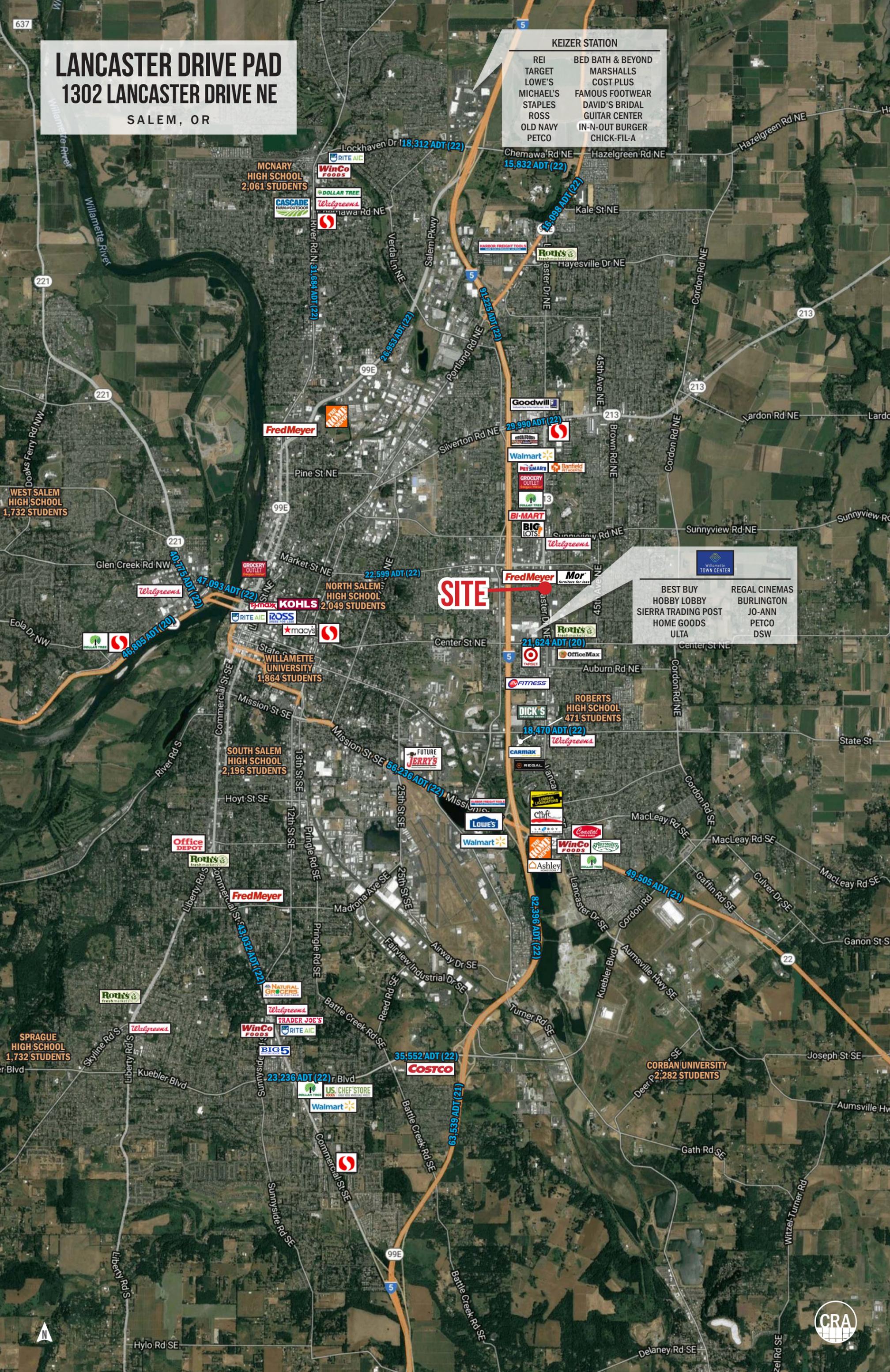
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# LANCASTER DRIVE PAD 1302 LANCASTER DRIVE NE

SALEM, OR

## KEIZER STATION

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



WEST SALEM HIGH SCHOOL  
1,732 STUDENTS

MCNARY HIGH SCHOOL  
2,061 STUDENTS

Lockhaven Dr I-18,312 ADT (22)

Chemawa Rd NE  
15,832 ADT (22)

16,098 ADT (22)

Walmart  
Walgreens  
Rite Aid  
WinCo Foods

91,295 ADT (22)

29,990 ADT (22)

WEST SALEM HIGH SCHOOL  
1,732 STUDENTS

221

221

40,775 ADT (22)

47,093 ADT (22)

46,805 ADT (20)

NORTH SALEM HIGH SCHOOL  
2,049 STUDENTS

**SITE**

21,624 ADT (20)

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

WILLAMETTE UNIVERSITY  
1,864 STUDENTS

SOUTH SALEM HIGH SCHOOL  
2,196 STUDENTS

56,236 ADT (22)

ROBERTS HIGH SCHOOL  
471 STUDENTS

18,470 ADT (22)

82,396 ADT (22)

49,505 ADT (21)

SPRAGUE HIGH SCHOOL  
1,732 STUDENTS

23,236 ADT (22)

35,552 ADT (22)

63,539 ADT (21)

CORBAN UNIVERSITY  
2,282 STUDENTS



# LANCASTER DRIVE PAD 1302 LANCASTER DRIVE NE

SALEM, OR

Market St NE 26,764 ADT (22)

33,806 ADT (22)

32,506 ADT (22)

101,558 ADT (22)

21,624 ADT (20)

**SITE**  
**0.84 ACRES**



# LANCASTER DRIVE PAD 1302 LANCASTER DRIVE NE

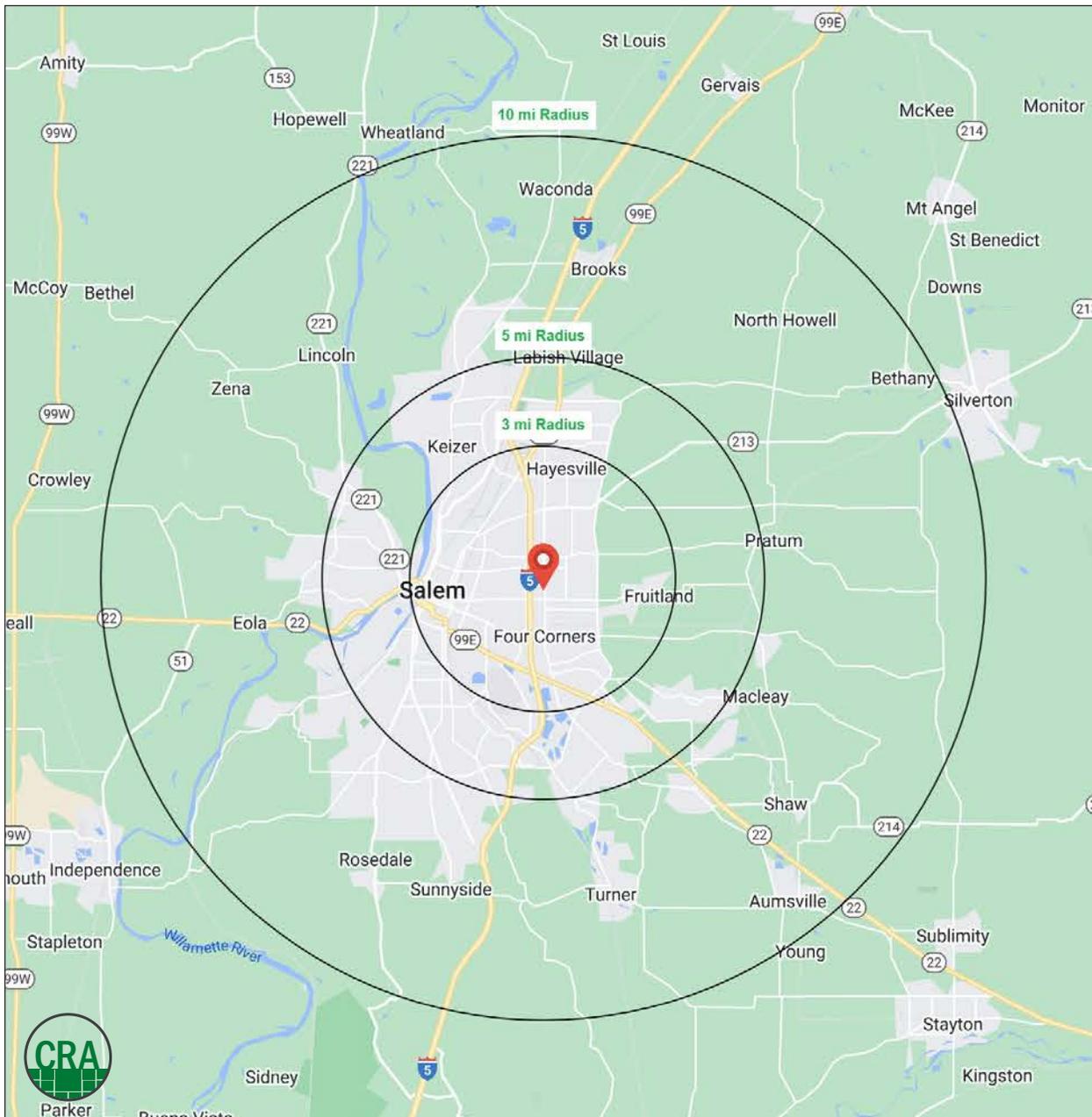
SALEM, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	113,384	207,355	293,118
Projected Population 2028	118,879	216,435	306,725
Average HH Income	\$77,769	\$89,790	\$101,234
Median Age	32.7	34.8	36.4
Total Employees	75,596	107,073	123,105

# 113,384

Estimated Population 2023  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9461/-122.9831

<b>1302 Lancaster Dr NE</b>	<b>3 mi</b>	<b>5 mi</b>	<b>10 mi</b>
<b>Salem, OR 97301</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	113,384	207,355	293,118
2028 Projected Population	118,879	216,435	306,725
2020 Census Population	111,807	204,677	288,865
2010 Census Population	103,237	186,822	259,137
Projected Annual Growth 2023 to 2028	1.0%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	1.0%
2023 Median Age	32.7	34.8	36.4
<b>Households</b>			
2023 Estimated Households	38,858	74,984	107,480
2028 Projected Households	42,206	81,085	116,421
2020 Census Households	37,803	72,991	104,502
2010 Census Households	35,336	67,325	95,029
Projected Annual Growth 2023 to 2028	1.7%	1.6%	1.7%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	60.0%	65.6%	69.0%
2023 Estimated Black or African American	4.6%	4.0%	3.3%
2023 Estimated Asian or Pacific Islander	5.8%	5.1%	4.9%
2023 Estimated American Indian or Native Alaskan	1.6%	1.5%	1.4%
2023 Estimated Other Races	28.1%	23.8%	21.4%
2023 Estimated Hispanic	35.3%	29.2%	25.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$77,769	\$89,790	\$101,234
2023 Estimated Median Household Income	\$57,957	\$67,135	\$76,864
2023 Estimated Per Capita Income	\$27,418	\$33,139	\$37,634
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	10.0%	7.1%	5.7%
2023 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.1%	6.1%
2023 Estimated High School Graduate	27.1%	25.4%	23.9%
2023 Estimated Some College	27.1%	26.6%	26.0%
2023 Estimated Associates Degree Only	9.7%	9.8%	9.6%
2023 Estimated Bachelors Degree Only	11.6%	15.4%	18.2%
2023 Estimated Graduate Degree	5.4%	8.6%	10.5%
<b>Business</b>			
2023 Estimated Total Businesses	5,480	9,612	12,253
2023 Estimated Total Employees	75,596	107,073	123,105
2023 Estimated Employee Population per Business	13.8	11.1	10.0
2023 Estimated Residential Population per Business	20.7	21.6	23.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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