



Investors
REAL ESTATE PARTNERS

**FOR
LEASE**

211 South College Ave | Salem, VA

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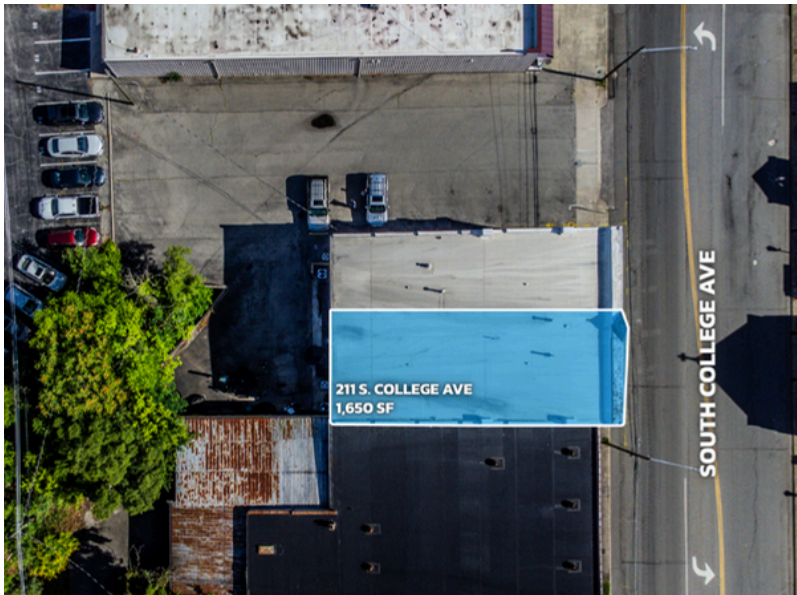
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SPACE OVERVIEW | 211 SOUTH COLLEGE AVE | SALEM, VA

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Zoning: TBD
Market: Salem
Lease Rate: \$16
Space Available: 1,650 SF
Lease Type: Modified Gross
Tenant responsible for electric and gas,
water covered by landlord.



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LOCATION & DESCRIPTION | 211 SOUTH COLLEGE AVE | SALEM, VA



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1,650 SF of retail/studio space available for lease at 211 S. College Ave. in Salem, Virginia. Located in a character-rich historic building one block from Roanoke College, this ground-floor space features original hardwood floors, soaring ceilings, and an open layout well-suited for a variety of creative and service-oriented uses. Art studios, dance and fitness studios, salons, wellness practitioners, martial arts, and more. The space includes a private restroom, rear courtyard access, and on-site parking. Existing aerial trusses from the prior tenant will be removed prior to occupancy.

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