

RUSHING LINCOLN CITY ADAMS CREEK AT WILTSEY

5765 COMMERCIAL ST SE, SALEM, OR 97306



RUSHING
REAL ESTATE
WE PUT YOU ON THE MAP



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 5765 Commercial St SE, Salem, OR. This property offers 1,005 to 2,320 SF of versatile retail space in a prime location with high traffic counts. Benefit from a signalized intersection, prime signage on bustling Commercial Street, and a strong mix of established, long-term tenants. With competitive lease rates of \$26-30 per square foot annually plus NNN, this is the perfect space for businesses seeking visibility and success. Don't miss out on this chance to secure a strategic location with great demographics and an enviable market presence.

PROPERTY HIGHLIGHTS

- Available space: 1,005 to 2,320 SF
- Rare leasing opportunity with great demographics and traffic counts
- Signalized intersection of Commercial Street and Wiltsey Road
- Strong mix of long-term successful tenants
- Prime signage on busy Commercial Street
- Competitive lease rate: \$26-30 per square foot annually +NNN

OFFERING SUMMARY

Lease Rate:	\$26.00 - 30.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,005 - 1,320 SF
Lot Size:	2.16 Acres
Building Size:	9,290 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,056	22,190	45,481
Total Population	10,154	54,482	115,719
Average HH Income	\$77,479	\$66,352	\$61,609

BO RUSHING

503.588.8500
bo@rushinggroup.com

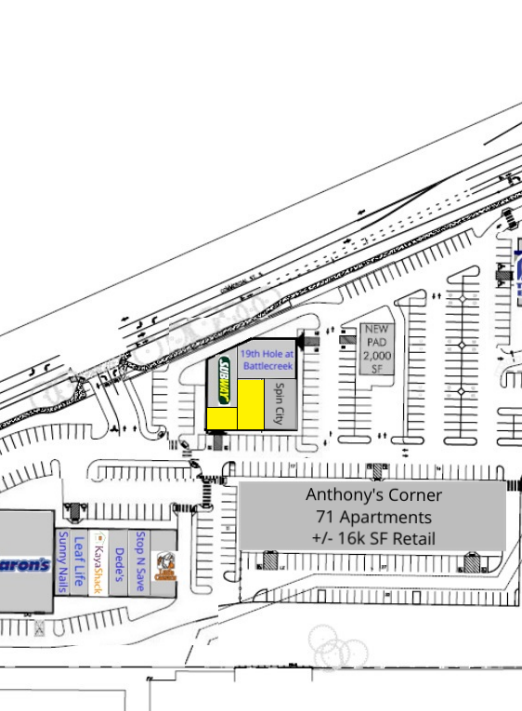


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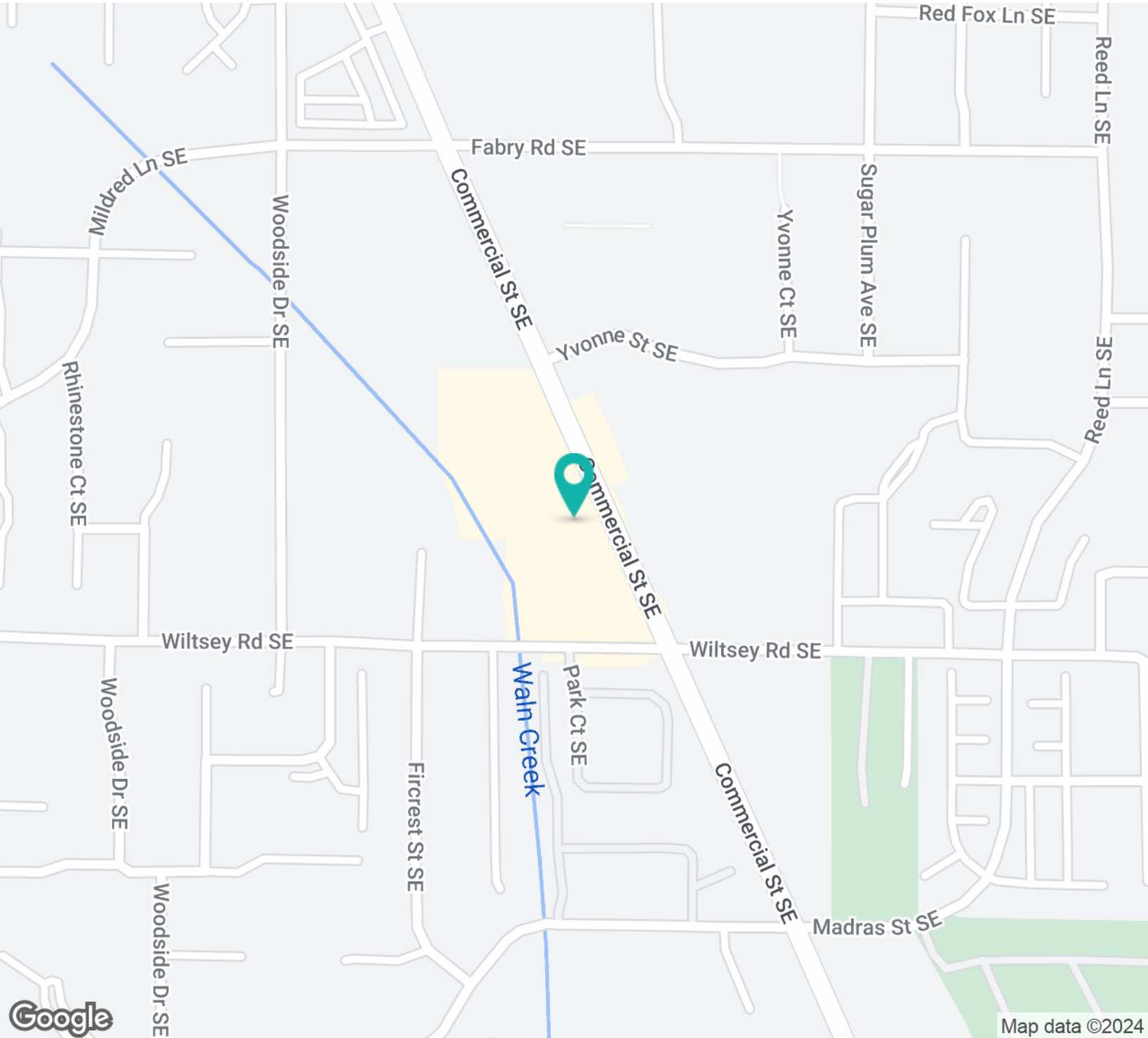


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A MEMBER OF
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,154	54,482	115,719
Average Age	36.7	37.8	37.4
Average Age (Male)	34.9	35.2	36.0
Average Age (Female)	38.8	40.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,056	22,190	45,481
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,479	\$66,352	\$61,609
Average House Value	\$263,308	\$262,133	\$241,486

2020 American Community Survey (ACS)

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