

# 1401 SOUTHSIDE

1401 SOUTHSIDE DR SALEM, VA 24153



## OFFERING SUMMARY

<b>Available SF:</b>	<b>5,000 SF</b>
<b>Lease Rate:</b>	<b>\$9 SF/yr (NNN)</b>
<b>Lot Size:</b>	<b>0.53 Acres</b>
<b>Building Size:</b>	<b>5,000 SF</b>
<b>Renovated:</b>	<b>2016</b>
<b>Zoning:</b>	<b>LM</b>

## LOCATION OVERVIEW

Flex space available for lease in Salem. Approx. 2,000sf of office area and 3,000sf of warehouse space. Office area features large reception area, open workspace and 5 private offices. 480 volt/3-phase power, radiant warehouse heaters, mezzanine storage above office area, 2 drive-in doors (rear door can be converted back to dock door), outside yard area for storage and/or additional parking. Available September 2026.

Located in West Salem on industrial cul-de-sac just off of West Main Street with easy access to I-81.



**JACOB QUESINBERRY, SIOR**

Senior Vice President  
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jquesinberry@poechronk.com

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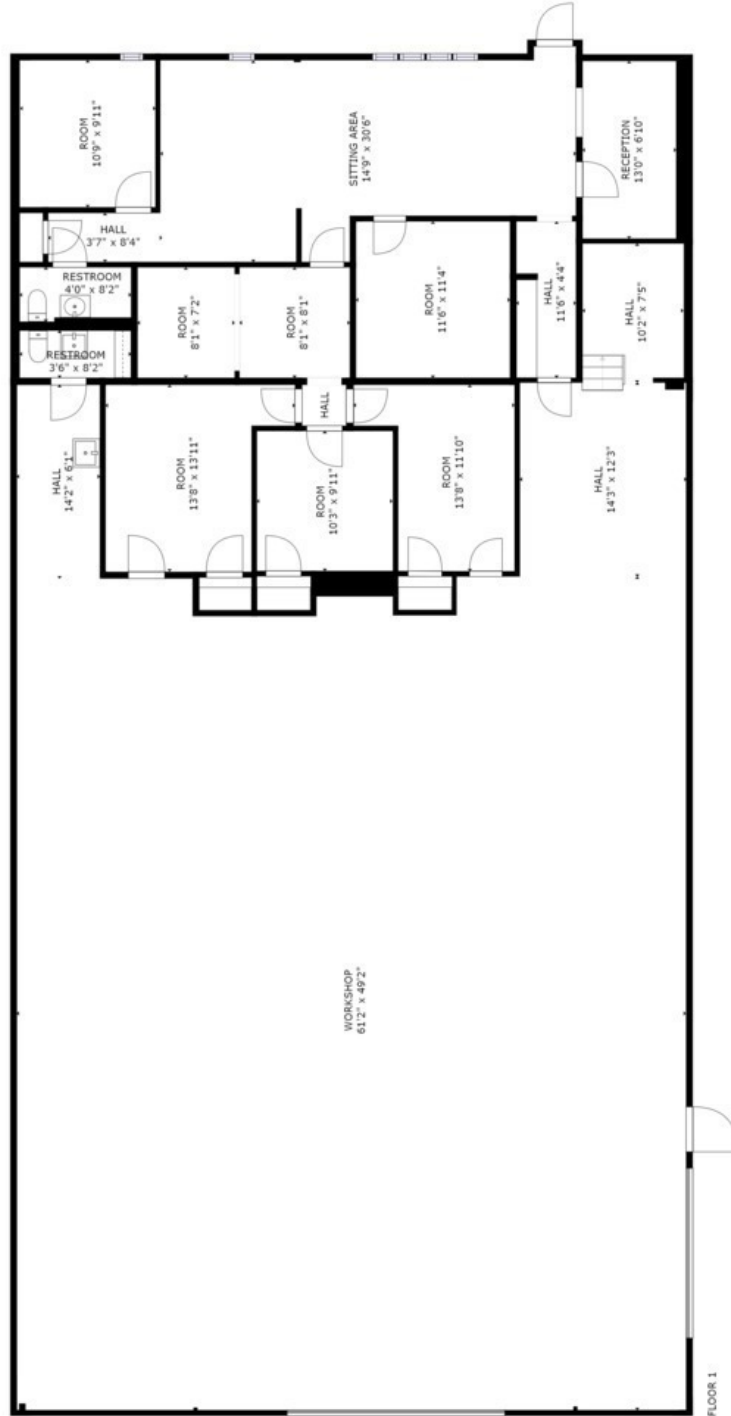
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GROSS INTERNAL AREA  
 FLOOR 1: 4849 sq. ft.  
 TOTAL: 4849 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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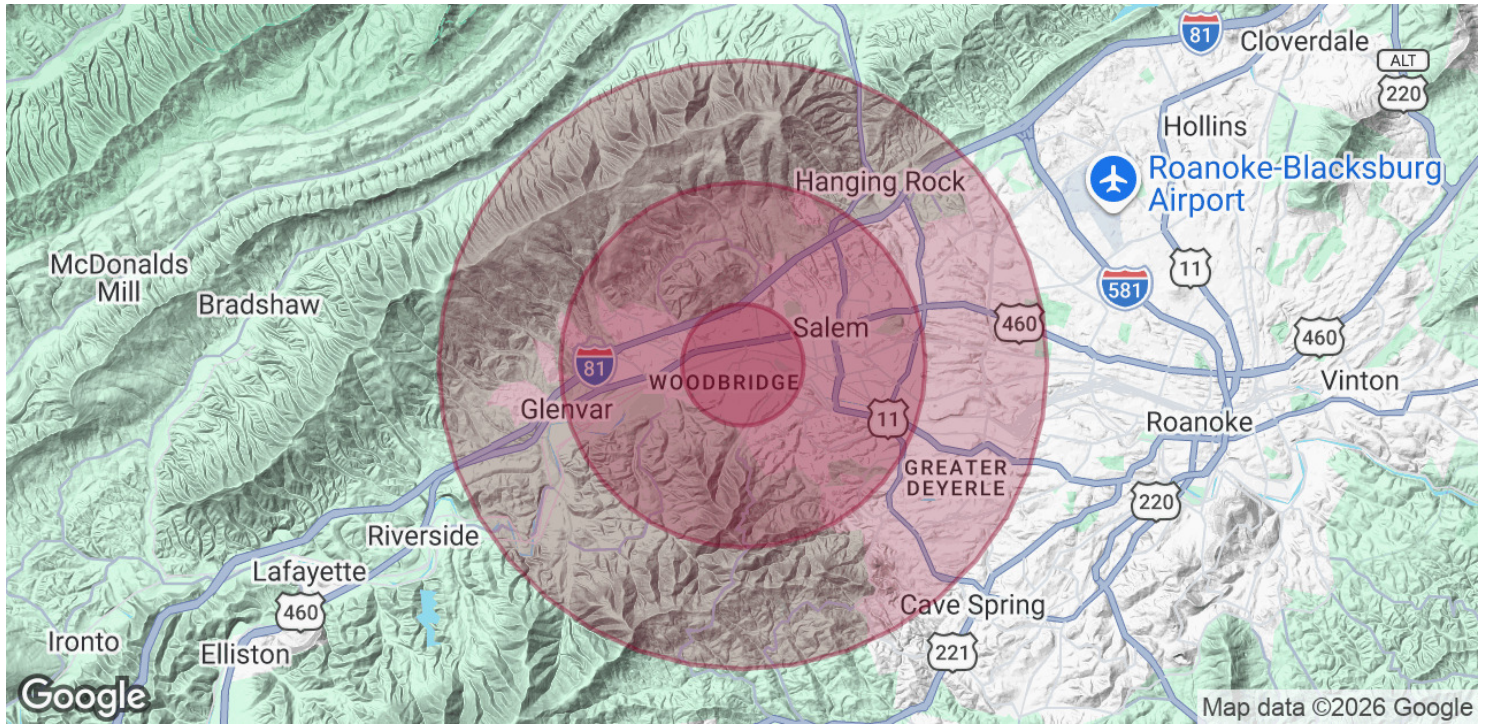
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,999	24,698	51,775
Average age	40.5	41.6	42.5
Average age (Male)	40.0	40.3	40.4
Average age (Female)	41.2	42.7	44.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,025	9,949	20,890
# of persons per HH	2.5	2.5	2.5
Average HH income	\$66,298	\$70,443	\$70,163
Average house value	\$207,409	\$208,418	\$211,213

\* Demographic data derived from 2020 ACS - US Census



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