

FOR LEASE > EXCELLENT RETAIL SPACE

# Academy Square

980-1126 LANCASTER DRIVE NE SALEM, OREGON

FOR LEASE > TERRIFIC RETAIL SPACE

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## Anchor Tenants

- Burlington Coat Factory
- JoAnn's Fabrics
- Sears
- Regal Cinemas
- Pier 1
- Red Robin
- Bank of America
- Applebee's

## Academy Square National Users

- Benjamin Moore Paint
- Liberty Tax Service
- Color Tile
- Scrubs & Beyond
- Sport Clips
- Cricket Wireless
- Figaro's Pizza
- AT&T
- Dutch Bros. Coffee
- Arby's
- Taco Time

## Nearby National Tenants:



## Property Highlights

- Approx. 1,500 SF to 6,530 SF of terrific available retail space.
- Excellent retail center directly across from Salem's largest regional mall, Lancaster Mall.
- Superb exposure to highly-traveled Lancaster Drive, 32,646 average daily traffic count.
- Located at signalized intersection of Lancaster Drive NE and D Street with easy access.
- Pylon signage panels available.
- Call for rental rate information.



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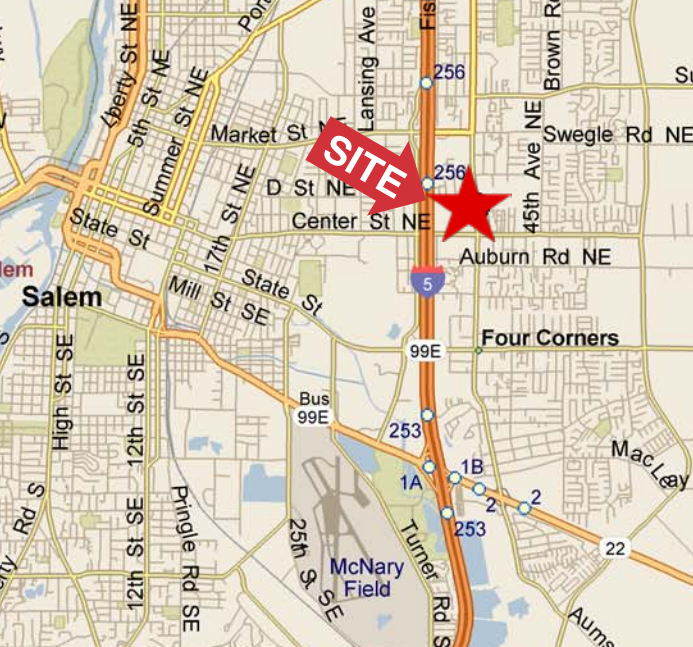


# Academy Square - Superb Exposure

# Academy Square - Prime Location



Strong Demographics			
	1 Mile	3 Miles	5 Miles
Population (Current)	18,856	100,099	191,642
Population (5 Yr Forecast)	19,816	105,086	202,121
Average HH Income	\$44,986	\$48,578	\$58,849
Households	6,482	34,541	69,199
Number of Businesses	529	2,428	4,297
Number of Employees	6,030	36,273	56,926



## Property Location Benefits

- Located in the center of retail shopping action on Lancaster Drive NE.
- Advantageous retail space available.
- Situated within Oregon's capital city of Salem.
- Busy Lancaster Drive with an estimated 32,646 cars per day.
- High exposure space with frontage onto Lancaster Drive.
- Join other active retailers.