

FOR SALE

703 LOVE POINT ROAD

LOWE'S BAYSHORE NURSERY

Stevensville, MD 21666

PRESENTED BY:

JOSH CLOW

O: 410.543.2440

josh.clow@svn.com

TONNEY INSLEY

O: 410.543.2491

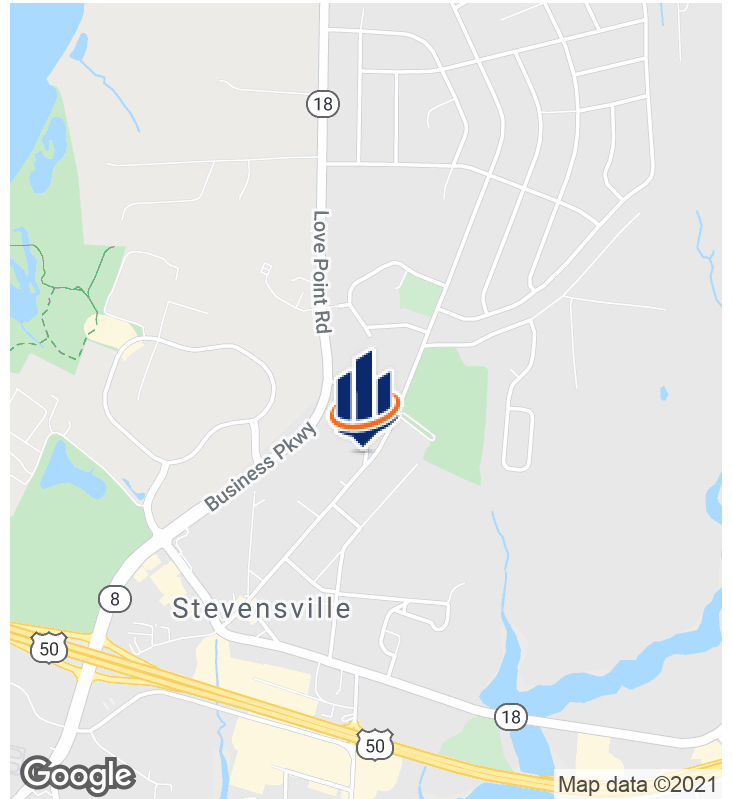
tonney.insley@svn.com

ALLISON CONICK

O: 410.543.2440 x114

allison.conick@svn.com





OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING SIZE:	9,000 SF
LOT SIZE:	5 Acres
PRICE / SF:	\$200.00
CAP RATE:	18.62%
NOI:	\$335,246

PROPERTY OVERVIEW

Lowe's Bayshore Nursery is a full service garden center located on Kent Island Maryland. Lowe's Nursery has established itself as one of the areas top garden centers. It's convenient location is what so special about this nursery. Lowe's clientele is not only that of Kent Island but also includes Annapolis, Grasonville, Centreville, Queenstown, and Easton. This garden center offers quality plants, trees, shrubs, soils, fertilizers, and bulk landscaper materials. This property is 5 acres in size which gives ample room to grow your operation.

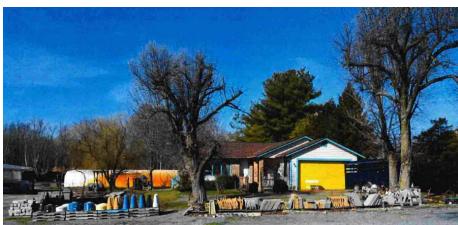
PROPERTY HIGHLIGHTS

- Successful Operating Business Part of Sale
- Quick access to Route 50
- Tractors and other equipment included in the sale
- Property has a beautiful 1,314sqft house that can be utilized for supplemental income

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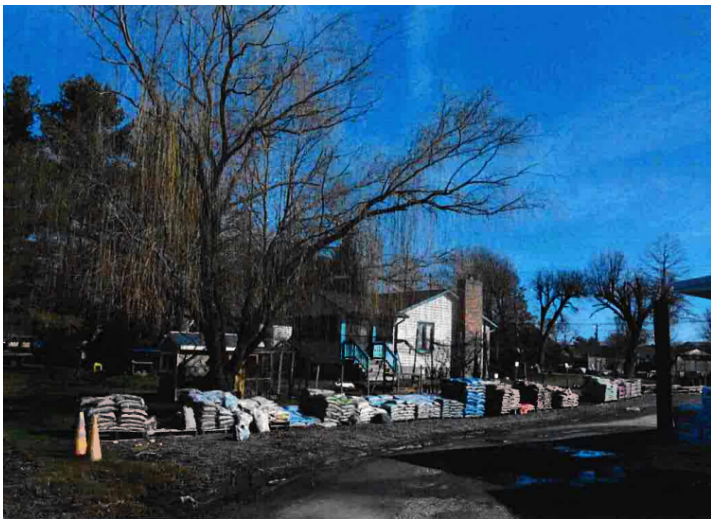
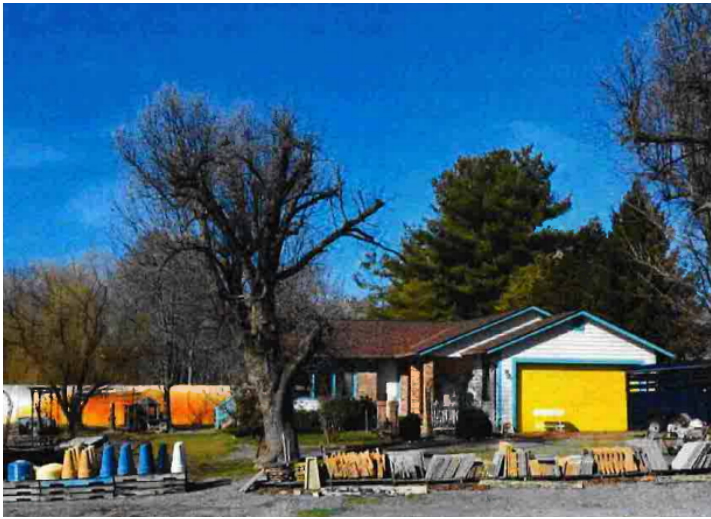
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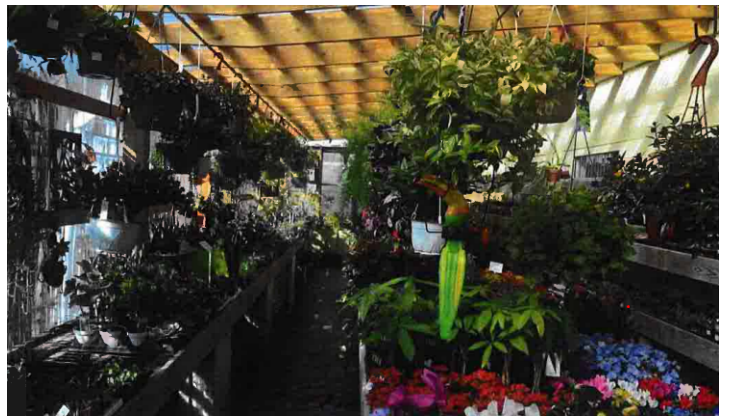
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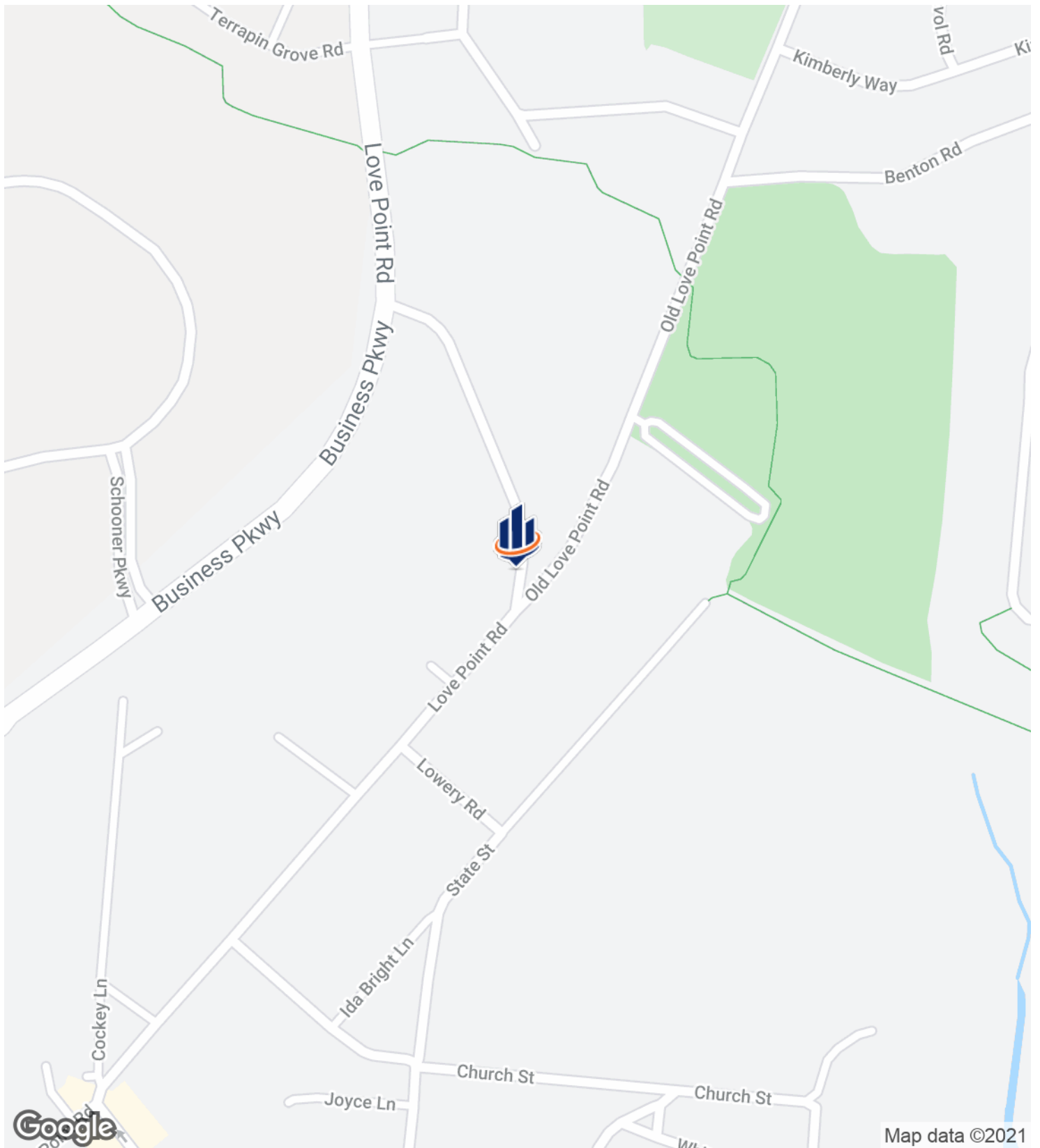
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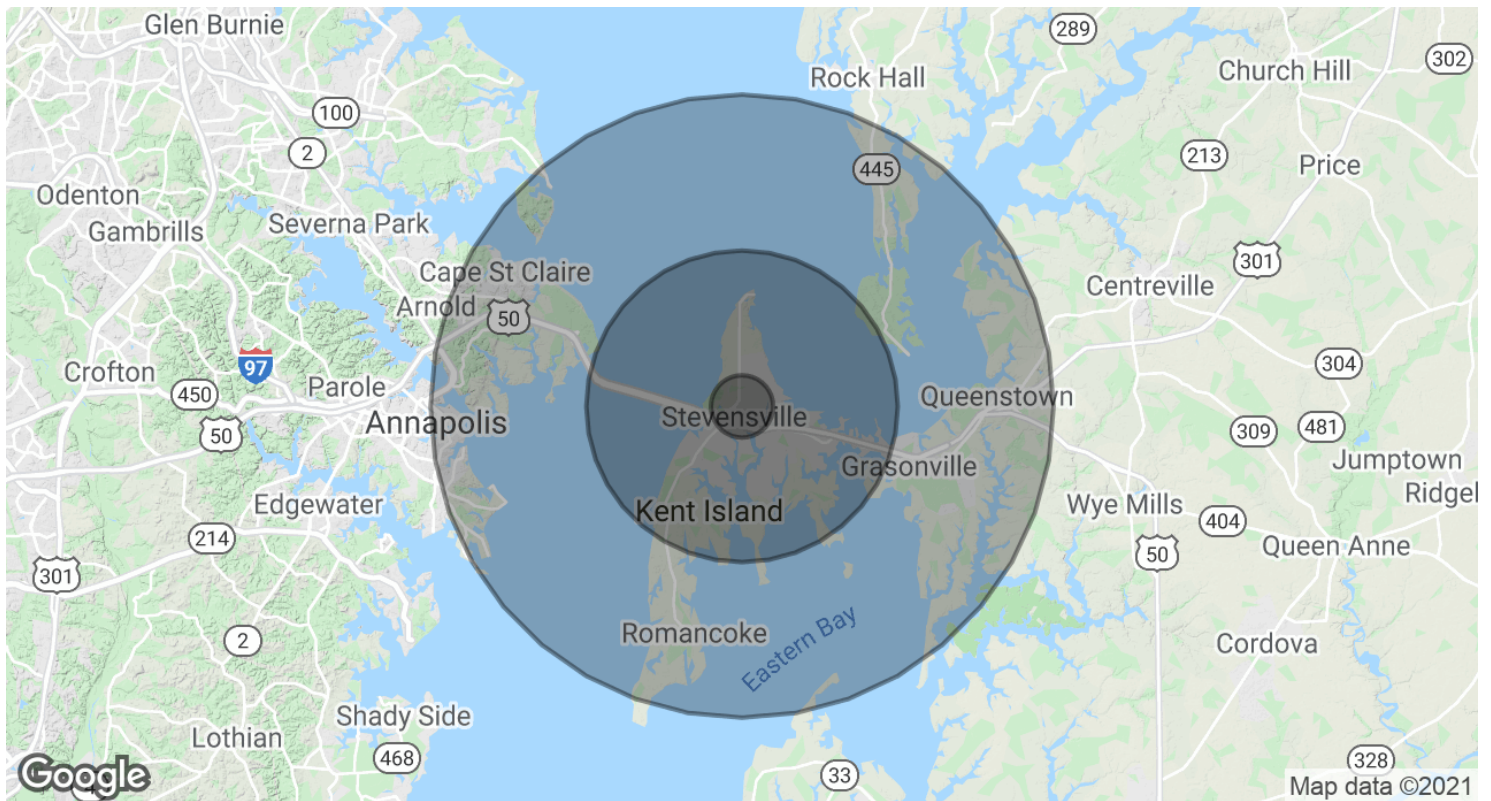
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POPULATION

1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,455	9,405	26,737
AVERAGE AGE	38.3	39.4	41.4
AVERAGE AGE (MALE)	36.0	38.0	41.3
AVERAGE AGE (FEMALE)	38.9	39.9	41.5

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	541	3,420	9,970
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$88,753	\$89,343	\$104,751
AVERAGE HOUSE VALUE		\$447,387	\$466,732

* Demographic data derived from 2010 US Census

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 tonney.insley@svn.com

ALLISON CONICK
 O: 410.543.2440 x114
 allison.conick@svn.com



JOSH CLOW

Advisor

josh.clow@svn.com

Direct: 410.543.2440 | **Cell:** 410.829.4728

PROFESSIONAL BACKGROUND

Josh Clow is an Easton native who graduated St. Michaels High School and attended Mt. Olive College in eastern North Carolina where he pursued a degree in criminal justice. Josh left college early to pursue a baseball career where he played minor league baseball for the Kansas City Royals. Josh returned to Easton to work in his families' electrical contracting company. Josh earned a master electrical license and worked in the family business for 15 years. While working in the family business Josh developed two self storage properties, one in Queen Anne's County and one in Talbot county. Josh enjoyed buying, selling, and developing the properties. Josh's Storage company owns and operates 80,000 square feet of storage. Through these developments Josh realized commercial real estate was where he wanted to make an impact. He also enjoys spending time with his wife Kari and their two children Reed and Eleanor. Josh enjoys playing ice hockey, hunting, fishing, and spending time at the beach whenever he can with his family.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

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O: 410.543.2440

josh.clow@svn.com

TONNEY INSLEY

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ALLISON CONICK

O: 410.543.2440 x114

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TONNEY INSLEY

Senior Advisor

tonney.insley@svn.com

Direct: 410.543.2491 | **Cell:** 703.969.8825

PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence.

Ultimately, my client's goals are mine and if they win, we all win.

MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

EDUCATION

Gettysburg College

MEMBERSHIPS

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PROFESSIONAL BACKGROUND

Since 2008, Allie's career has been focused on assisting our local agriculture community. Starting in the Commercial Banking industry, she began working as a Financial Advisor to local farmers and business owners on the Eastern Shore. After spending 7 years in the Commercial Banking space, Allie switched careers and entered into the Farm Credit System, which is a nationwide lending network made up of cooperative banks and associations who specializes in providing lending to Agricultural individuals and Ag related businesses throughout the United States. Throughout her time serving Farmers and Rural residents of the Eastern Shore of Maryland, Delaware and Virginia Allie noticed a need for a locally dedicated Land and Farm Commercial Real Estate specialist and pursued her Real Estate license in 2019. In 2014 SVN Miller Commercial Real Estate formalized The SVN Land Group and began a re-branding in 2019 and extended the opportunity for Allie to focus on the Agriculture sector with the vision of putting our clients needs first and helping all those with interest of buying or selling Agricultural properties in Maryland, Delaware and Virginia. To date, The SVN has closed over \$150 Million in land through the transfer of more than 30,000 acres. SVN represents the largest portfolio of land purchased in Maryland, Delaware and Virginia over the last 5 years and continues to be leader in all Agricultural Real Estate Transactions.

EDUCATION

Commercial Lending School, Farm Credit System 16'
SE AG Lenders School, Clemson University Extension 15'
Mount St Mary's University, Emmitsburg Md, Bachelor of Arts 08'
Mardela Middle and High School 04'

MEMBERSHIPS

University of Maryland Wicomico Extension Advisory Council
Delmarva Poultry Industry
National Poultry Council
MarDel Watermelon Association
Maryland Farm Bureau
Wicomico County Farm Bureau
Somerset County Farm Bureau
Worcester County Farm Bureau
Dorchester County Farm Bureau
Maryland Soybean Board
Maryland Grain Producers
Maryland Nursery, Landscape and Greenhouse Association Inc

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CUSTOM MARKETING STRATEGY MEETS
MULTIPLE MEDIA CHANNELS TO

**MAXIMIZE THE VALUE
OF YOUR PROPERTY**



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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