



29509 CANVASBACK DRIVE, 10 OFFICE UNITS

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EASTON, MD 21601

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,100,000
Cap Rate:	7.0%
NOI:	\$145,000
Lot Size:	1.2 Acres
Year Built:	2000
Building Size:	12,147 SF
Market:	Eastern Shore of Maryland
Submarket:	Easton
Price / SF:	\$172.88

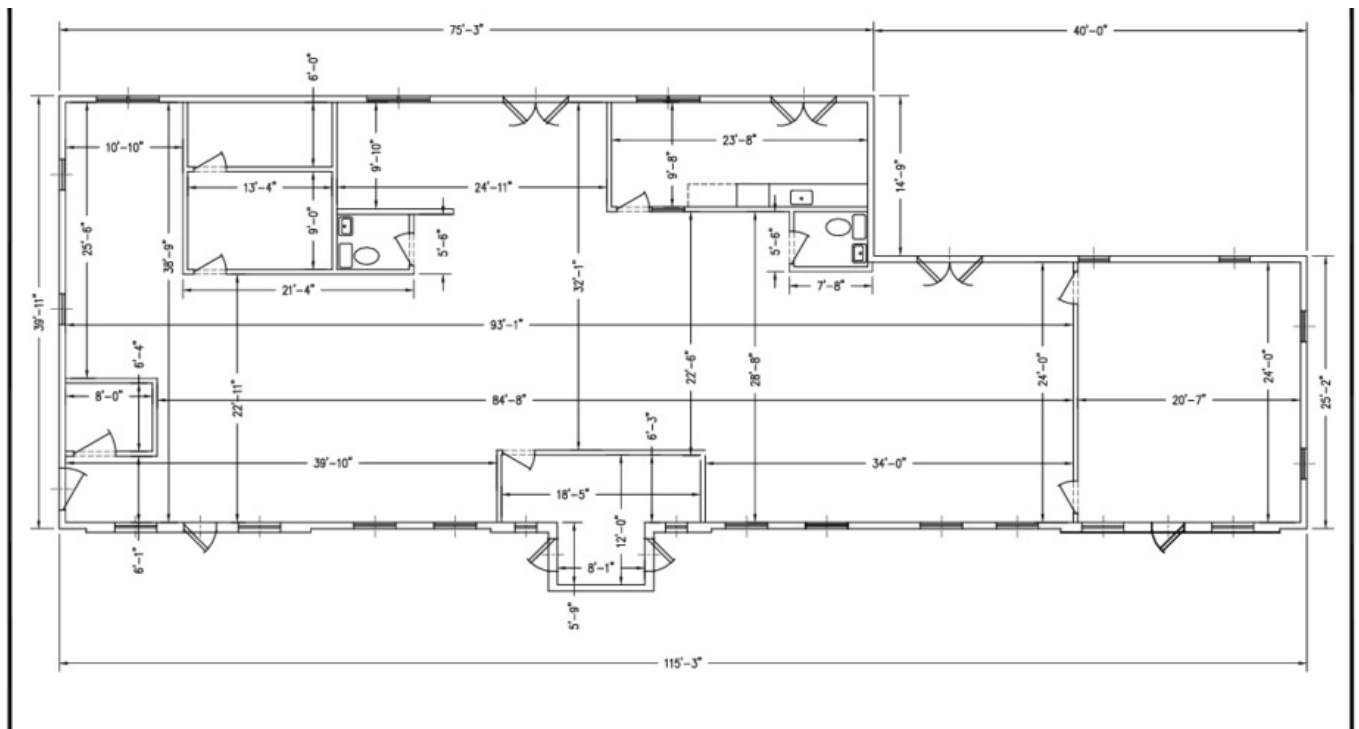
PROPERTY OVERVIEW

This attractive office project is located in the Carlton Business Park behind the Wal-Mart and Giant-anchored Shoppes at Easton along the highly traveled Dover Road corridor on the east side of Easton. It has been consistently at 100% occupancy since inception.

PROPERTY HIGHLIGHTS

- Two buildings with three and seven office bays, respectively.
- One unit [#207] available for lease immediately. 1,125 SF at \$14.00 per SF.
- The 4,000 SF three-unit building could be available in whole or in part - for sale or for lease.
- Subject to relocation and/or subdivision.
- One or both buildings are available for purchase.
- Income and rent roll to be confidentially provided upon request and signed NDA.

Units 101-103



Units 101-103



Units 101-103



Unit 207



Caption 1

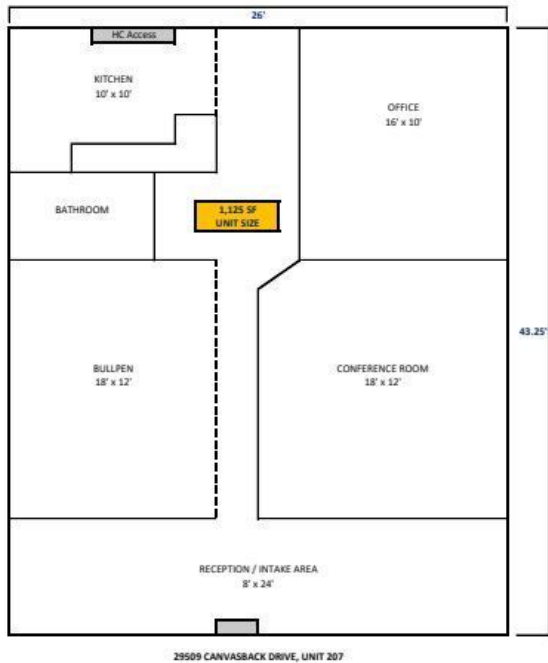


Caption 2

Unit 207



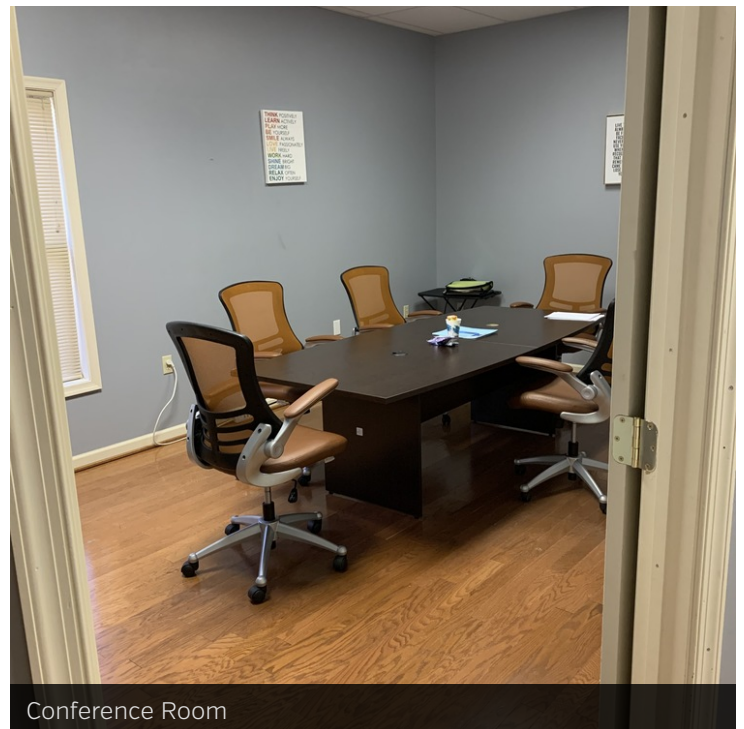
Unit 207



Reception Area

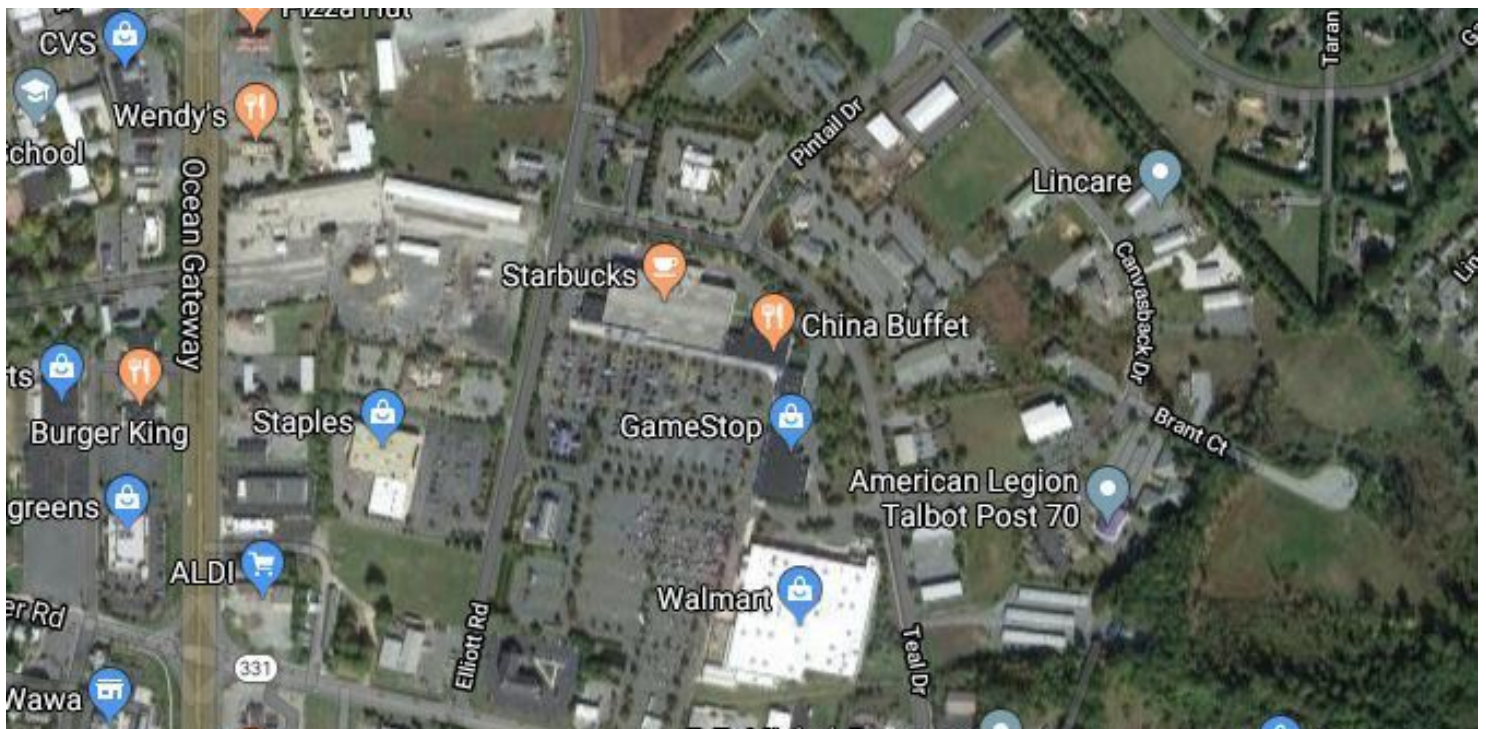
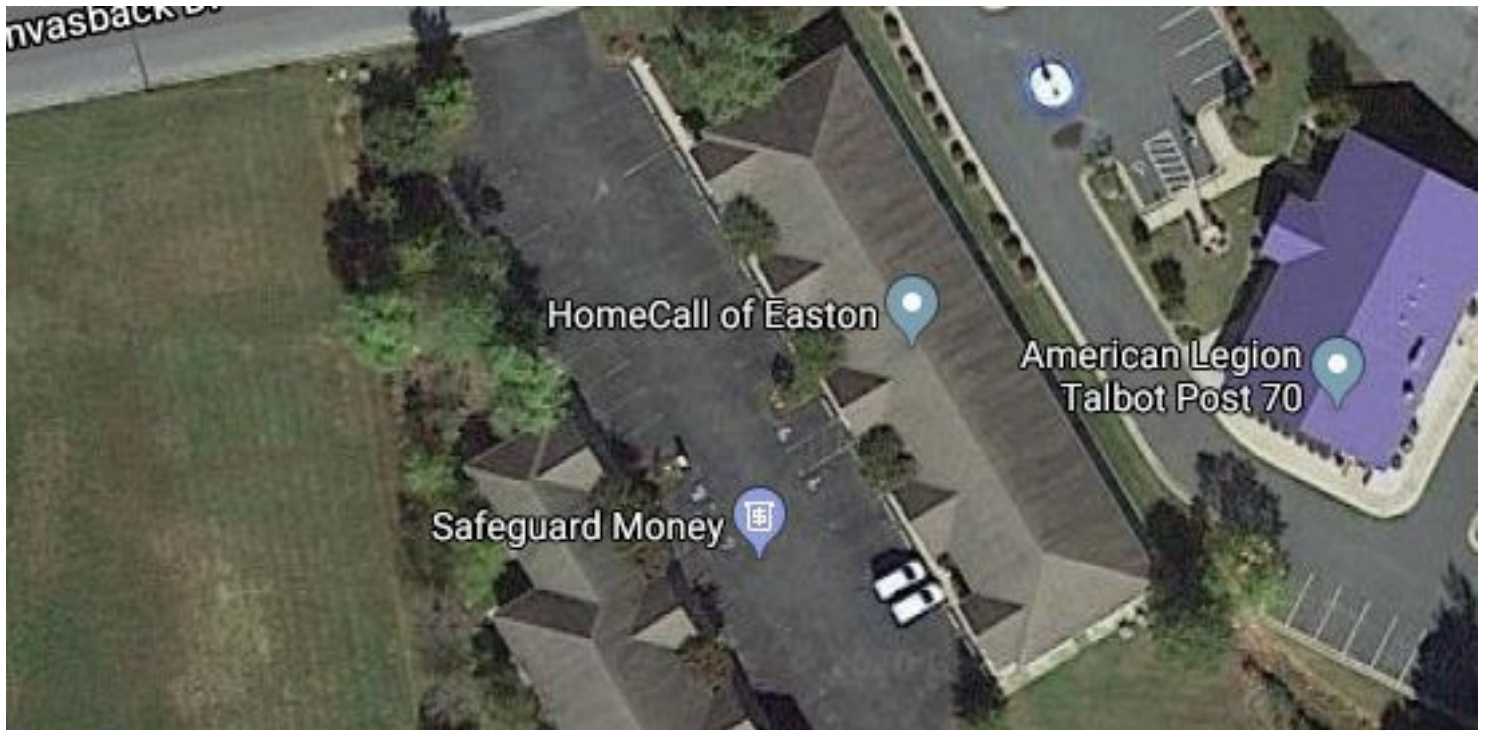


Office



Conference Room

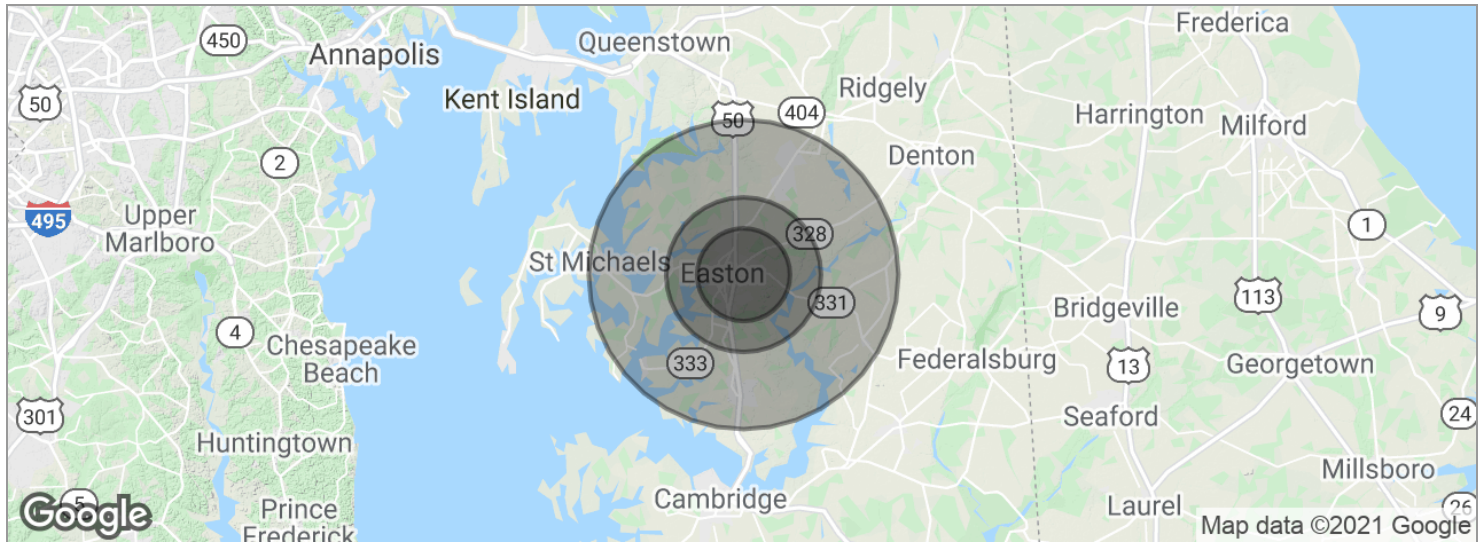
Aerial Photos



Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	16,572	23,904	39,053
Median age	42.5	43.5	44.8
Median age [Male]	39.4	41.2	43.4
Median age [Female]	44.8	45.0	45.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,026	9,875	15,873
# of persons per HH	2.4	2.4	2.5
Average HH income	\$69,734	\$75,257	\$84,427
Average house value	\$361,567	\$362,710	\$401,220

* Demographic data derived from 2010 US Census

Advisor Profile



ROBERT H. GREENLEE

Managing Director

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PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years – with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

SVN | Miller Commercial Real Estate

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Advisor Profile



TONNEY INSLEY

Senior Advisor

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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