

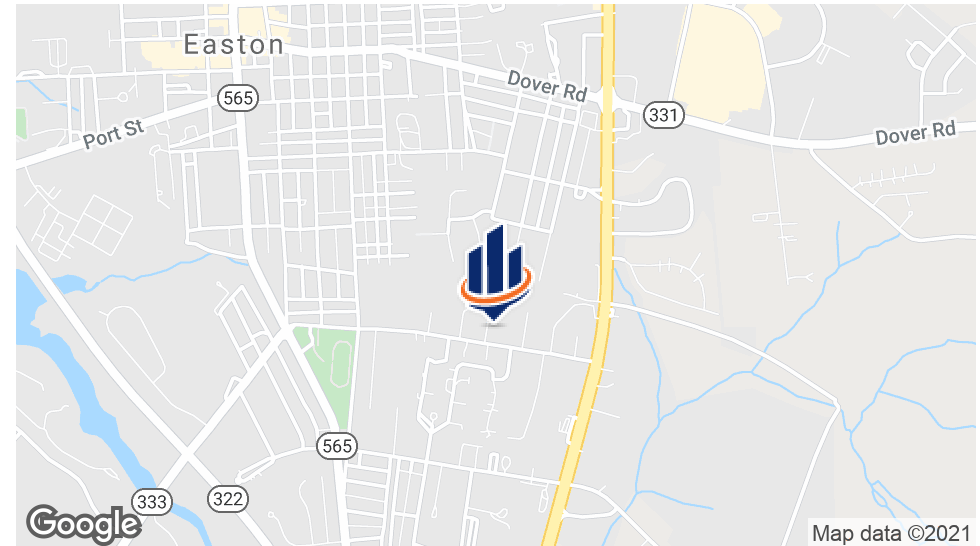


MEDICAL SERVICES CONDOMINIUM

511 IDLEWILD AVENUE, UNITS B & C
EASTON, MD 21601

Robert H. Greenlee
Managing Director
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,060,000
Building Size:	4,253 SF
Lot Size:	1.523 Acres
Price / SF:	\$249.24
Year Built:	1985
Zoning:	Commercial Medical
Market:	Eastern Shore of Maryland
Submarket:	Easton
APN:	01-076736; 01 085670

PROPERTY OVERVIEW

The University of Maryland Community Medical Group's Easton gastroenterology practice provides care to patients for disorders of the digestive tract and liver. The practice is part of a multi-hospital, multi-specialty physician led group, and a trusted partner of the University of Maryland Medical Center and University of Maryland Faculty Physicians, Inc.

PROPERTY HIGHLIGHTS

- Sale Property: Units C (1,397 SF) & B (2,862 SF) which comprise The Digestive Health Center.
- Currently under lease to University of Maryland Community Medical Group, Inc.
- Shares common space with the 5,459 SF Unit A, Eastern Shore Endoscopy, LLC (owned by The Memorial Hospital at Easton and operated by AMSURG)
- Unit A may also be available, thus assembling the entire building and completing the condominium regime, and adding the mission critical surgical / endoscopy center.
- Excellent condition, new HVAC installed November 2018

Exterior Photos



Exterior Photos



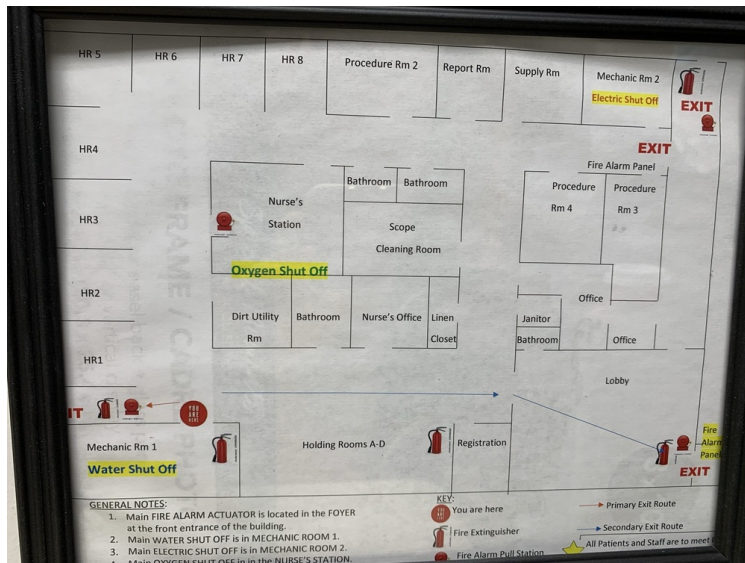
Interior Photos



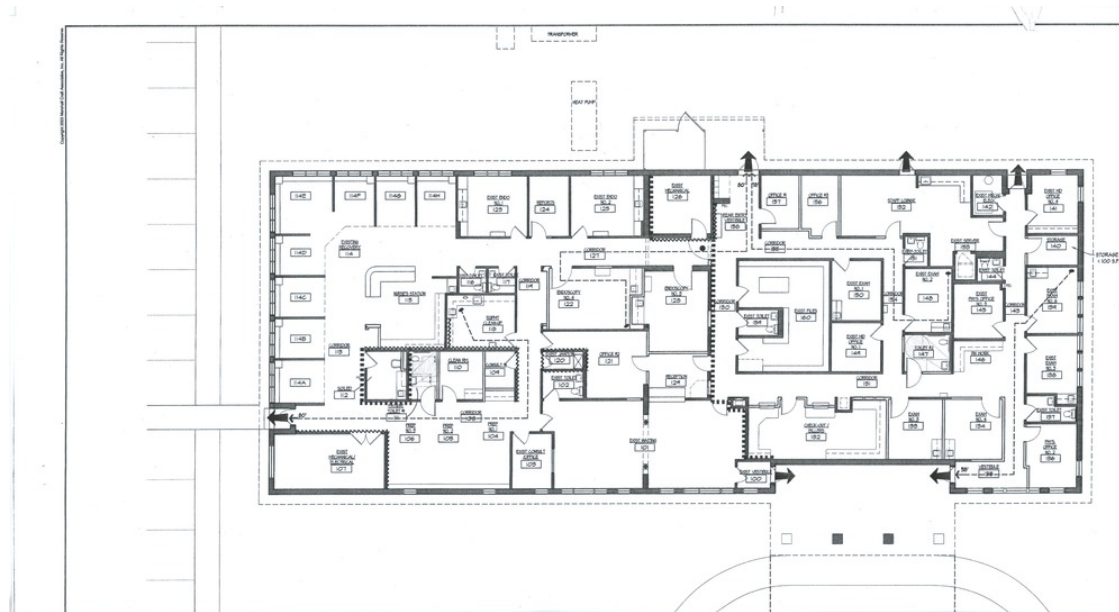
Interior Photos



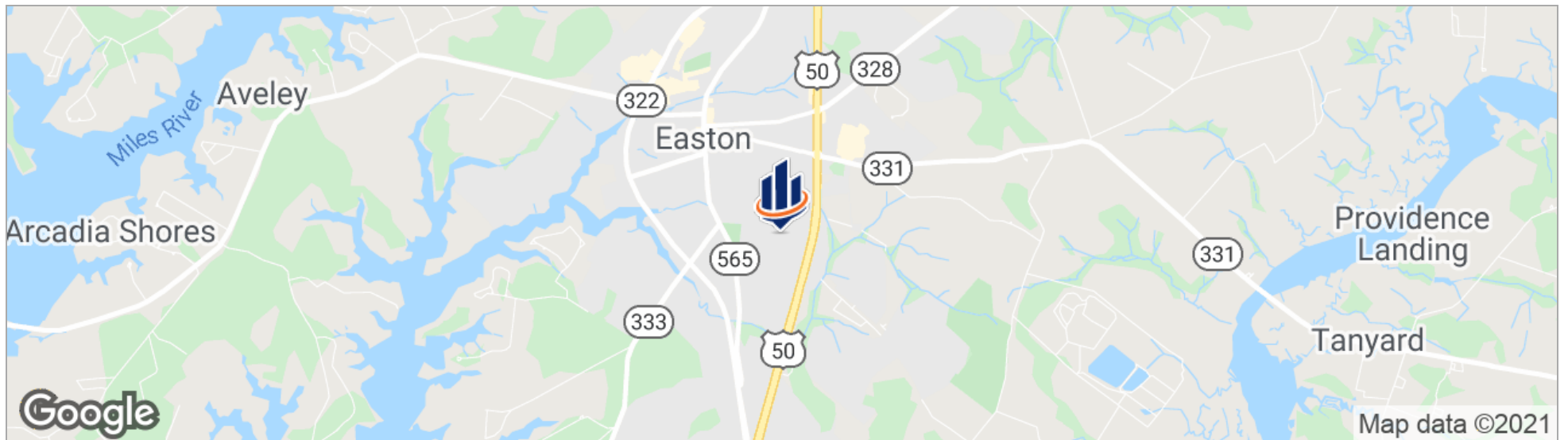
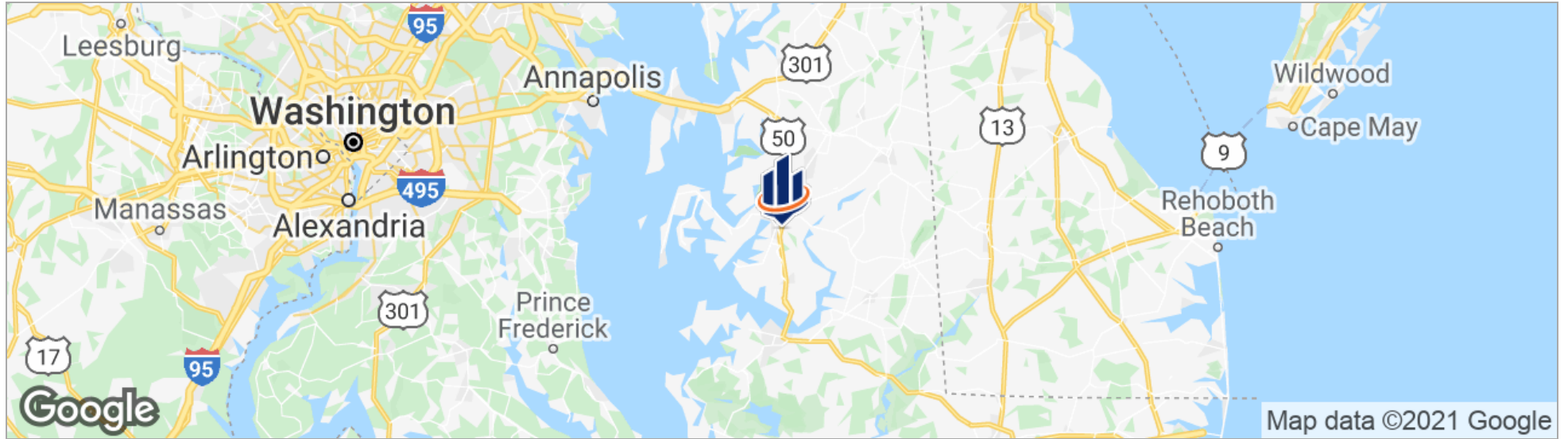
Interior Photos



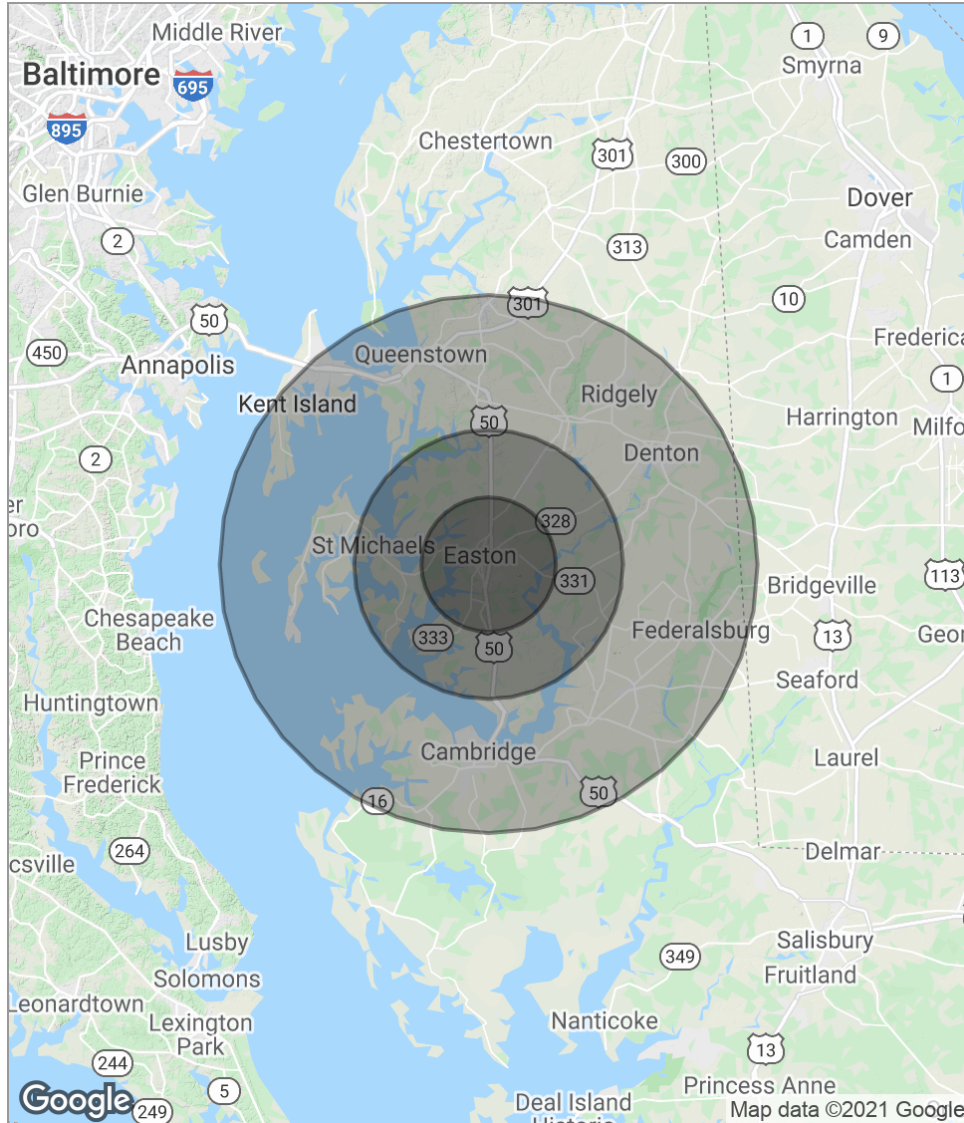
Floor Plan



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	23,397	39,485	115,043
Median age	43.8	45.1	43.3
Median age [Male]	41.6	43.6	42.0
Median age [Female]	45.3	46.0	44.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	9,692	16,116	45,754
# of persons per HH	2.4	2.5	2.5
Average HH income	\$77,024	\$85,817	\$79,219
Average house value	\$373,114	\$416,861	\$387,843

* 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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