

FOR SALE

1325 MT. HERMON ROAD UNIT B10

Salisbury, MD 21801

PRESENTED BY:

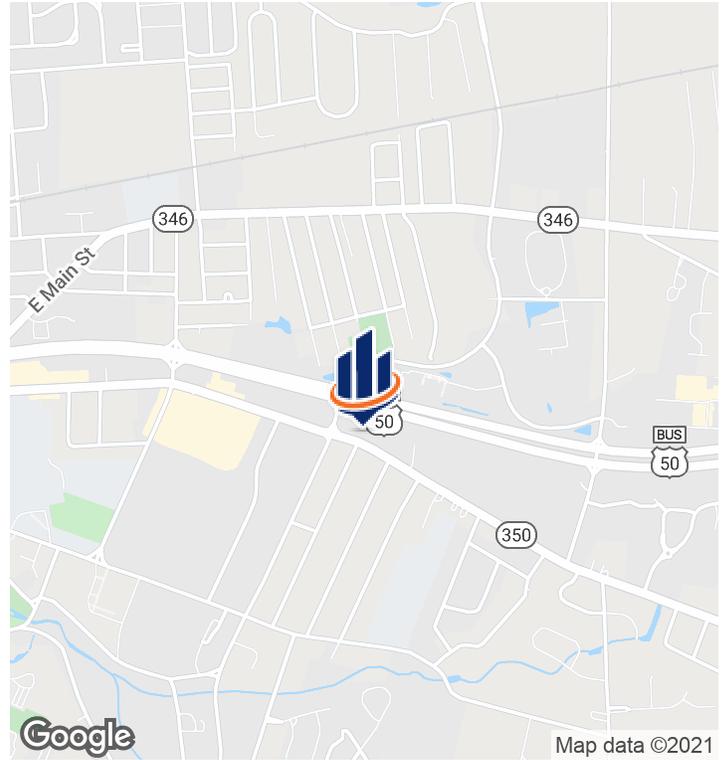
TONNEY INSLEY

O: 410.543.2491

tonney.insley@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$100,000
BUILDING SIZE:	965 SF
PRICE / SF:	\$103.63
VIDEO:	View Here

PROPERTY OVERVIEW

This second floor office unit is an excellent shape and is complete with 4 offices and a restroom. The property has plenty of parking as well as good access.

PROPERTY HIGHLIGHTS

- Excellent Space
- Turn-Key Office
- Motivated Seller

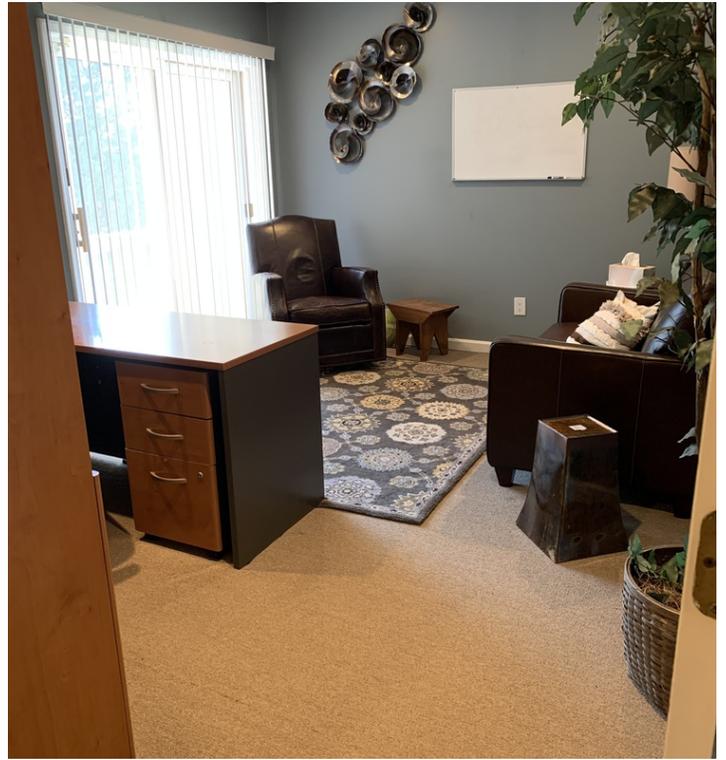
TONNEY INSLEY

O: 410.543.2491

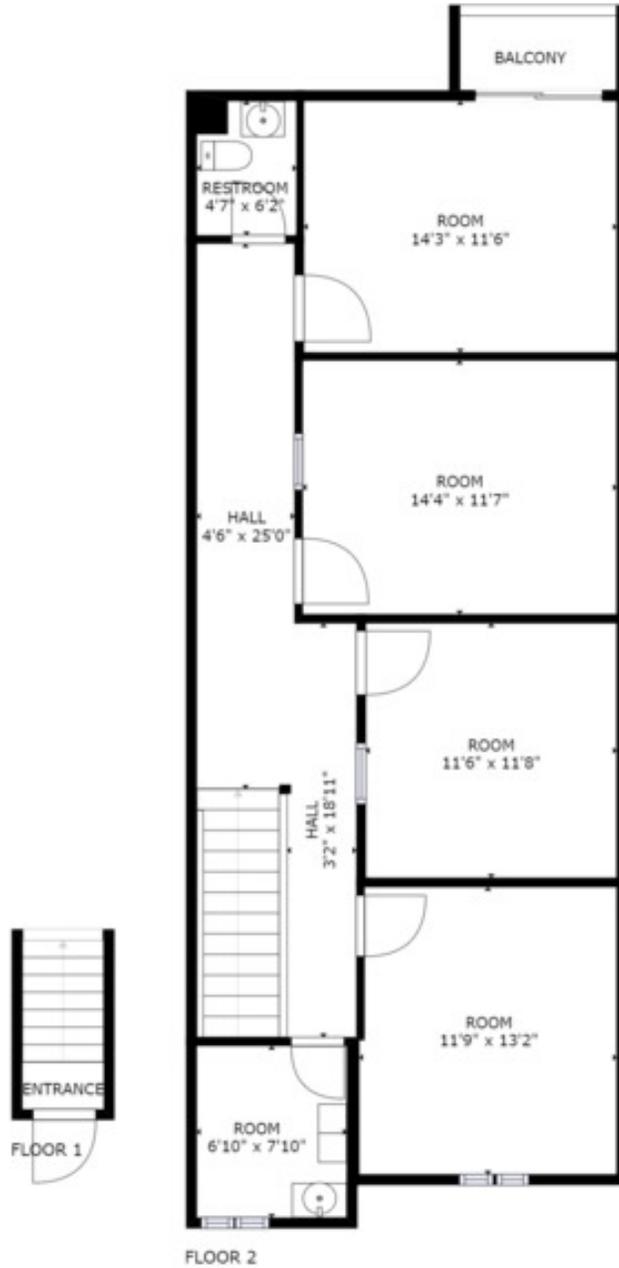
tonney.insley@svn.com



TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com



TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com

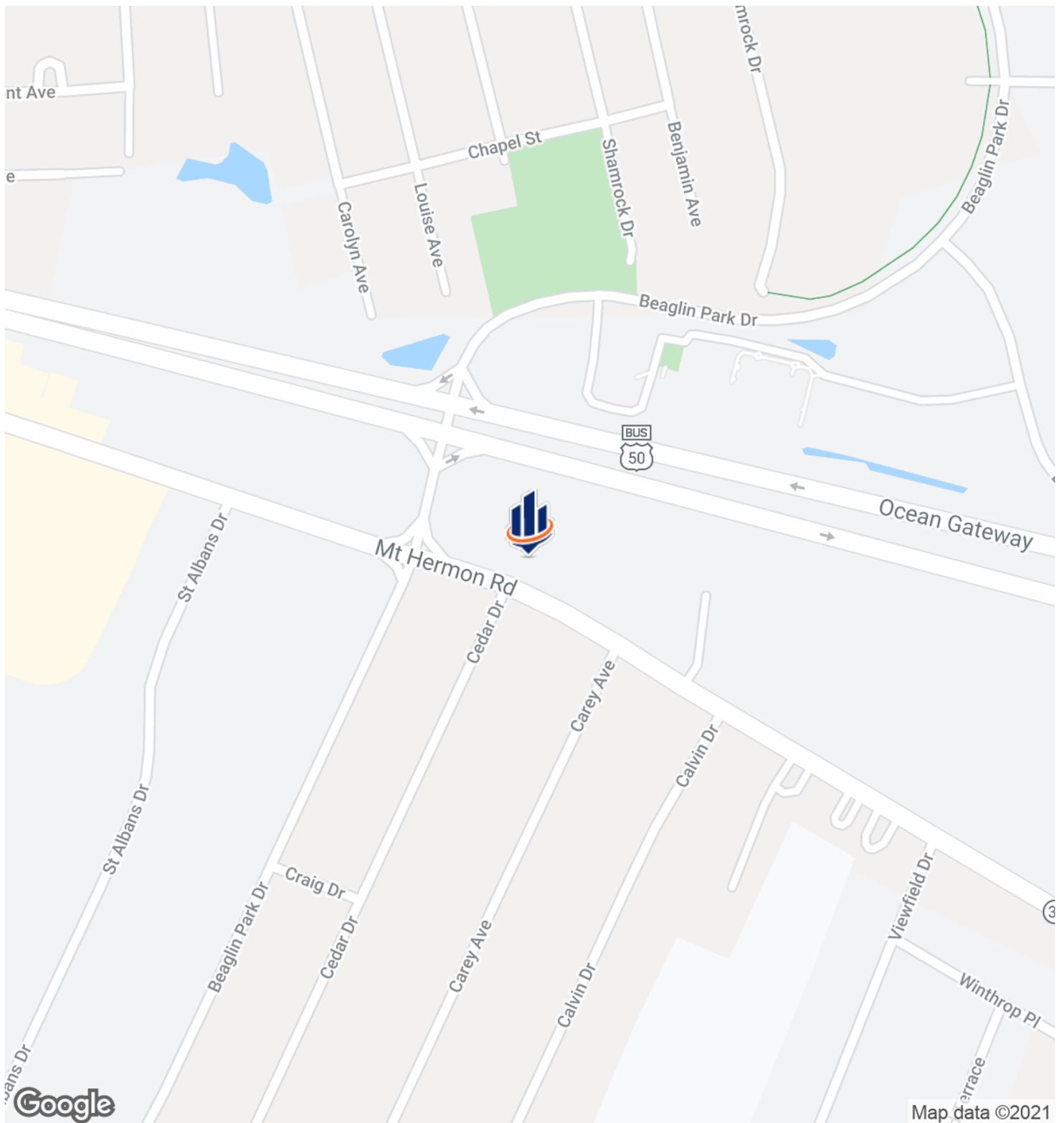


GROSS INTERNAL AREA
 FLOOR 1: 29 sq. ft, FLOOR 2: 955 sq. ft
 TOTAL: 984 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

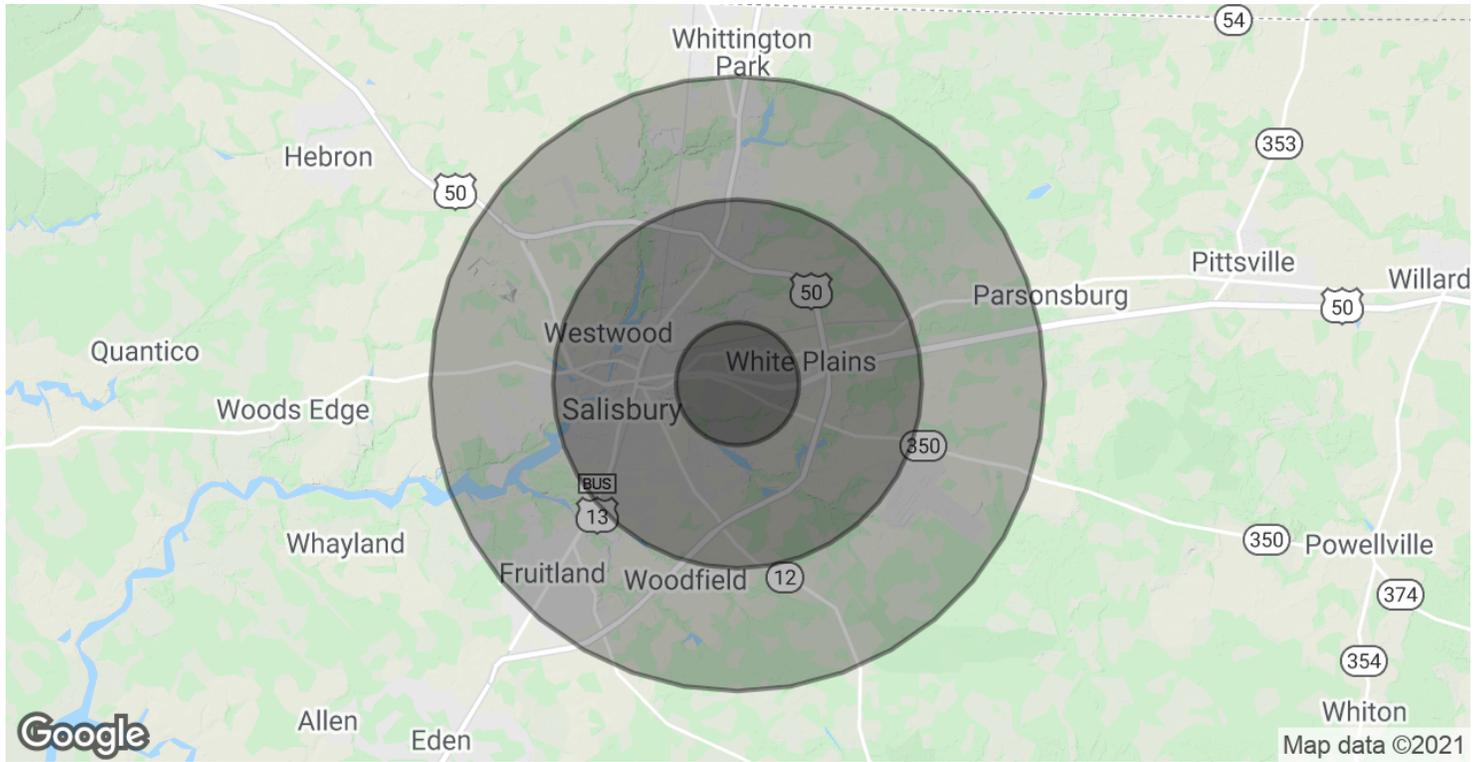
TONNEY INSLEY
 O: 410.543.2491
 tonney.insley@svn.com

LOCATION MAP



TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,040	39,601	65,414
AVERAGE AGE	40.5	32.8	33.2
AVERAGE AGE (MALE)	36.2	31.6	31.5
AVERAGE AGE (FEMALE)	43.5	33.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,743	15,535	24,933
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$57,640	\$52,590	\$58,490
AVERAGE HOUSE VALUE	\$210,553	\$190,001	\$201,166

* Demographic data derived from 2010 US Census

TONNEY INSLEY
 O: 410.543.2491
 tonney.insley@svn.com



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

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

TONNEY INSLEY

O: 410.543.2491

tonney.insley@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TONNEY INSLEY

O: 410.543.2491

tonney.insley@svn.com