

OFFERING SUMMARY

SALE PRICE:	\$229,000
BUILDING SIZE:	3,618 SF
PRICE / SF:	\$63.29

PROPERTY OVERVIEW

3618 +/- SF building located on N Washington St. in Snow Hill, MD. This is a unique property that could allow for an apartment upstairs and retail downstairs. The building has seen some facade improvements including new windows.

Businesses looking to open in Snow Hill may be eligible for the following tax credits:

Enterprise Zone - A real property tax credit on real property expansion, renovation, or capital improvement. 80% credit of the eligible assessment for 5 years.

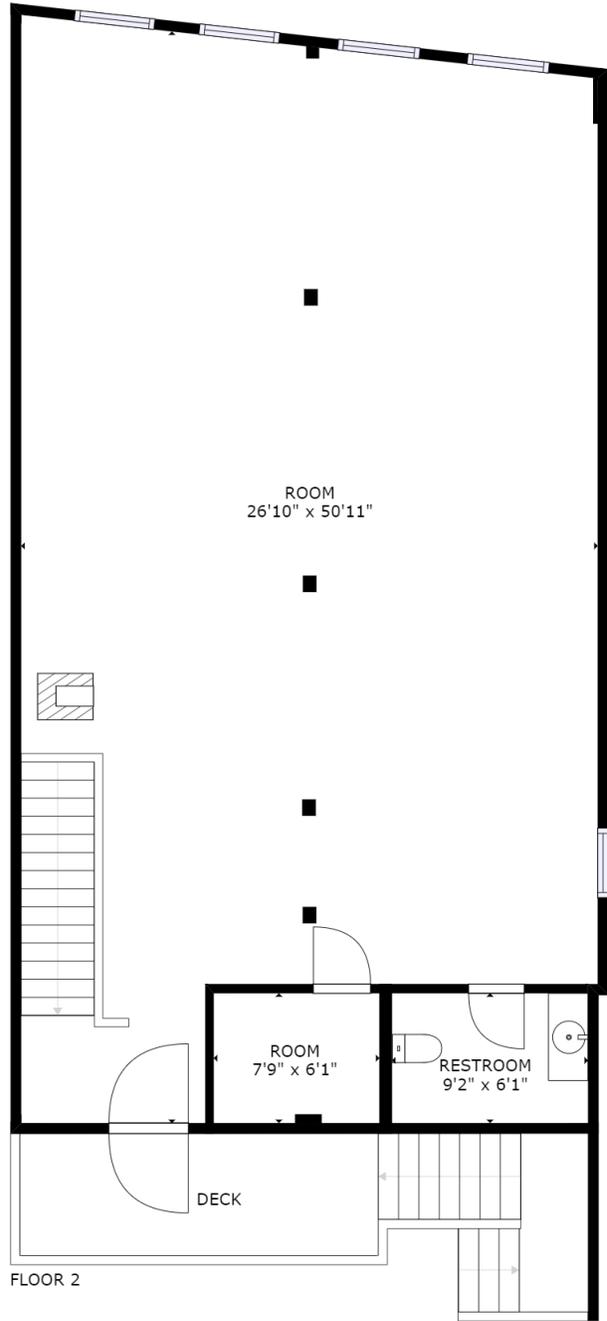
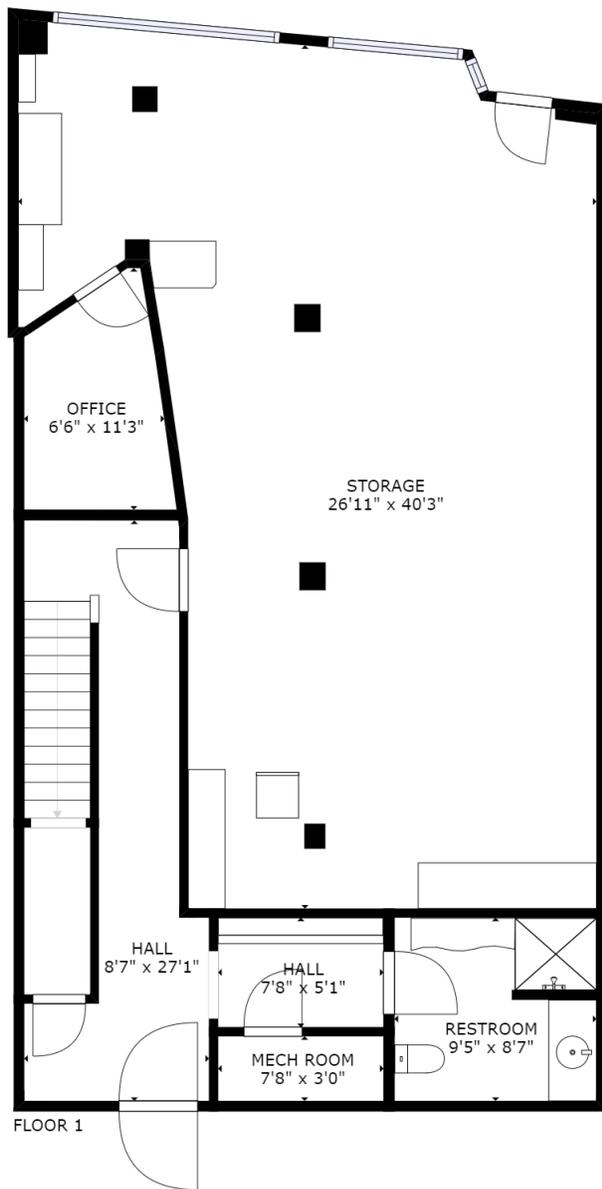
Facade Improvement - Through Main Street Program.

Worcester County is a federally designated SBA HUBZone - offering businesses an advantage in contracting with the U.S. Government.

PROPERTY HIGHLIGHTS

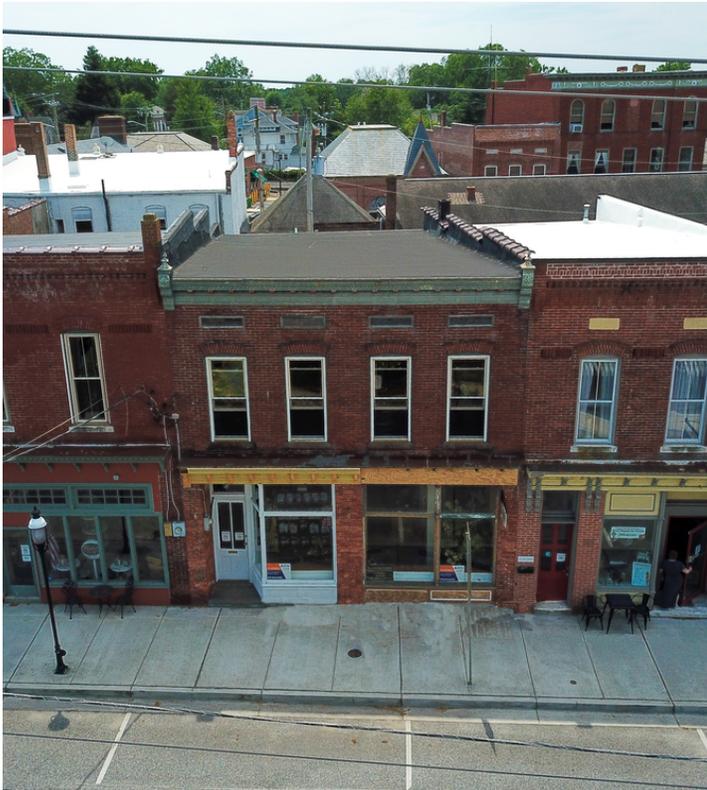
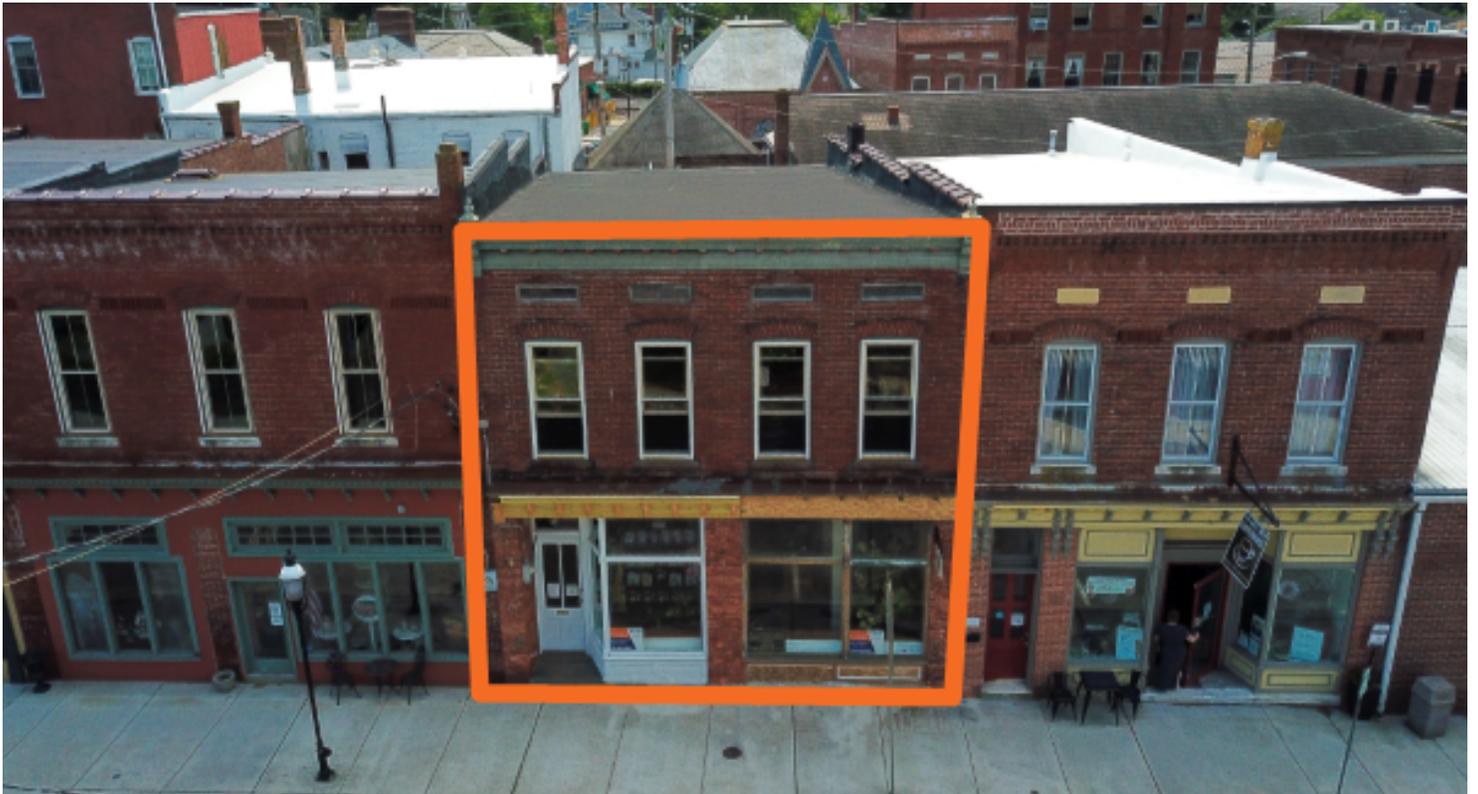
- 3618 +/- SF Multi-Level Building
- Located on N Washington St. in Snow Hill, MD

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



GROSS INTERNAL AREA
 FLOOR 1: 1306 sq ft, FLOOR 2: 1347 sq ft
 TOTAL: 2653 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



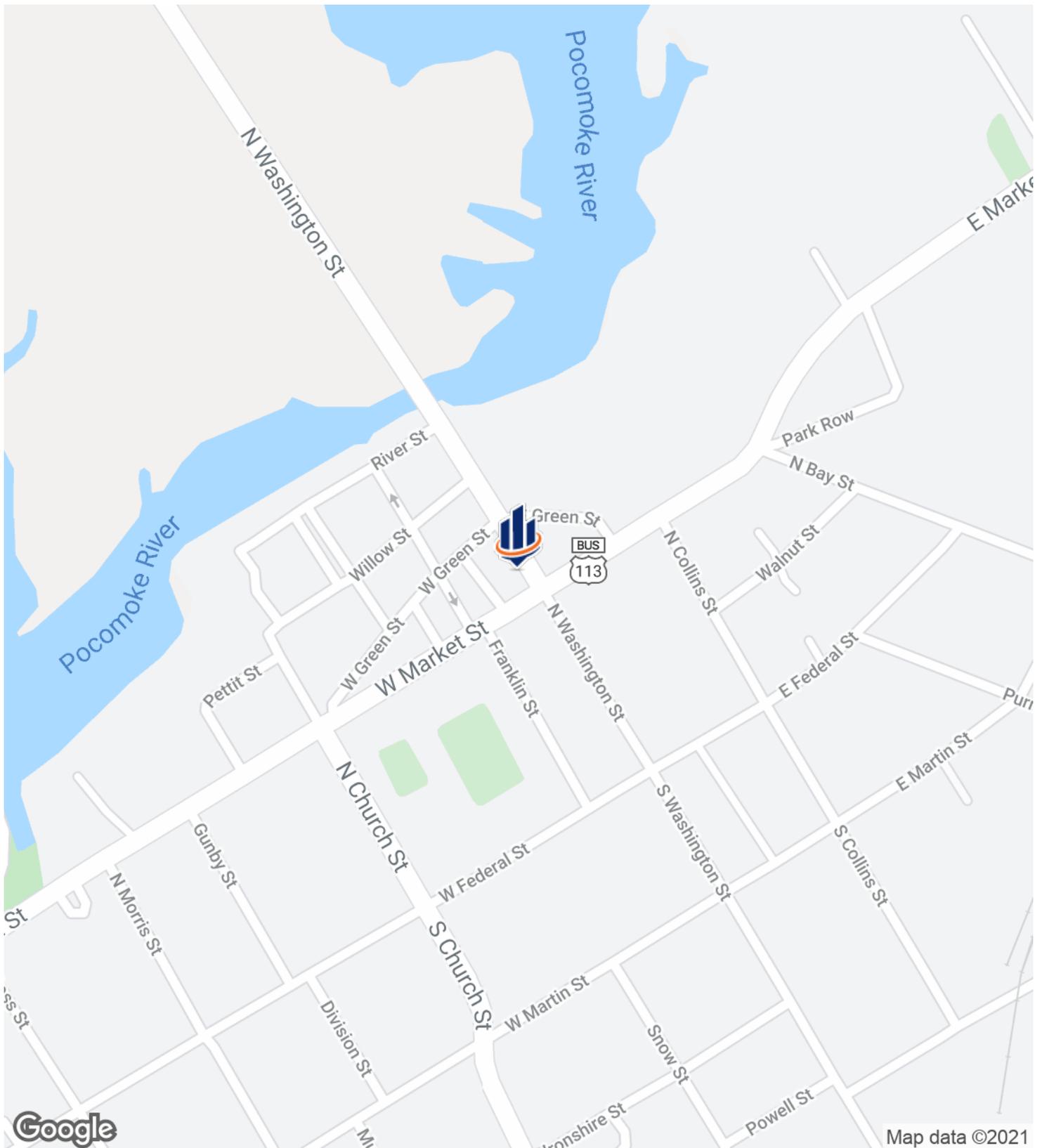
TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com



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

211 N WASHINGTON ST. Snow Hill, MD 21863

SVN | MILLER COMMERCIAL REAL ESTATE 5



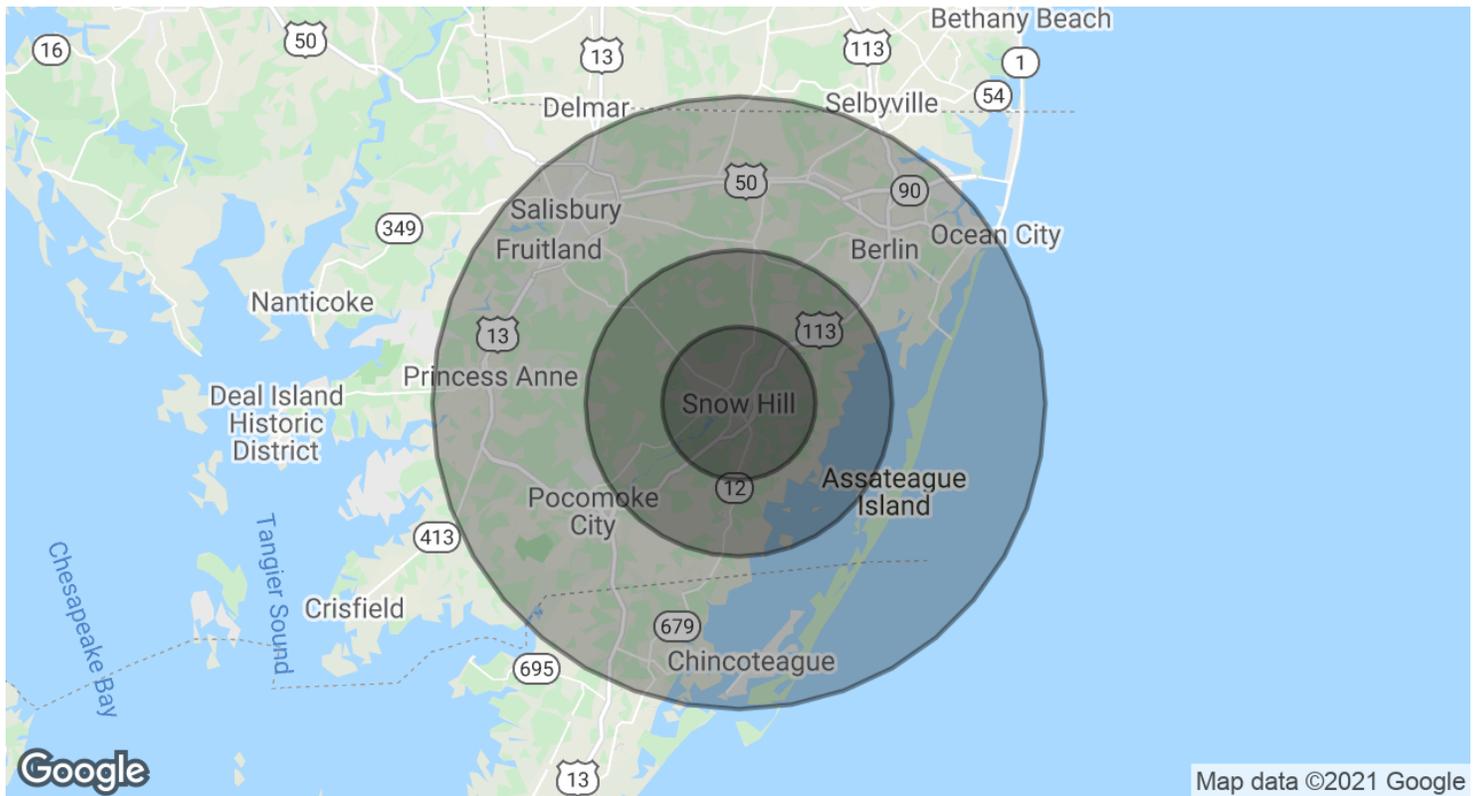
TONNEY INSLEY

O: 410.543.2491

tonney.insley@svn.com

211 N WASHINGTON ST. Snow Hill, MD 21863

SVN | MILLER COMMERCIAL REAL ESTATE 6



POPULATION

	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	5,309	11,705	129,925
AVERAGE AGE	42.6	40.9	36.4
AVERAGE AGE (MALE)	41.8	40.3	34.9
AVERAGE AGE (FEMALE)	43.0	41.4	37.5

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	2,035	4,489	49,108
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$55,911	\$64,803	\$61,547
AVERAGE HOUSE VALUE	\$263,947	\$270,582	\$243,745

* 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

MEMBERSHIPS

National, Maryland and Coastal Association of Realtors

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