

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 33,105 SF

LEASE RATE: \$27,500.00 Per Year
[NNN]

LOT SIZE: 0.76 Acres

ZONING: General Commercial

MARKET: Eastern Shore Of
Maryland

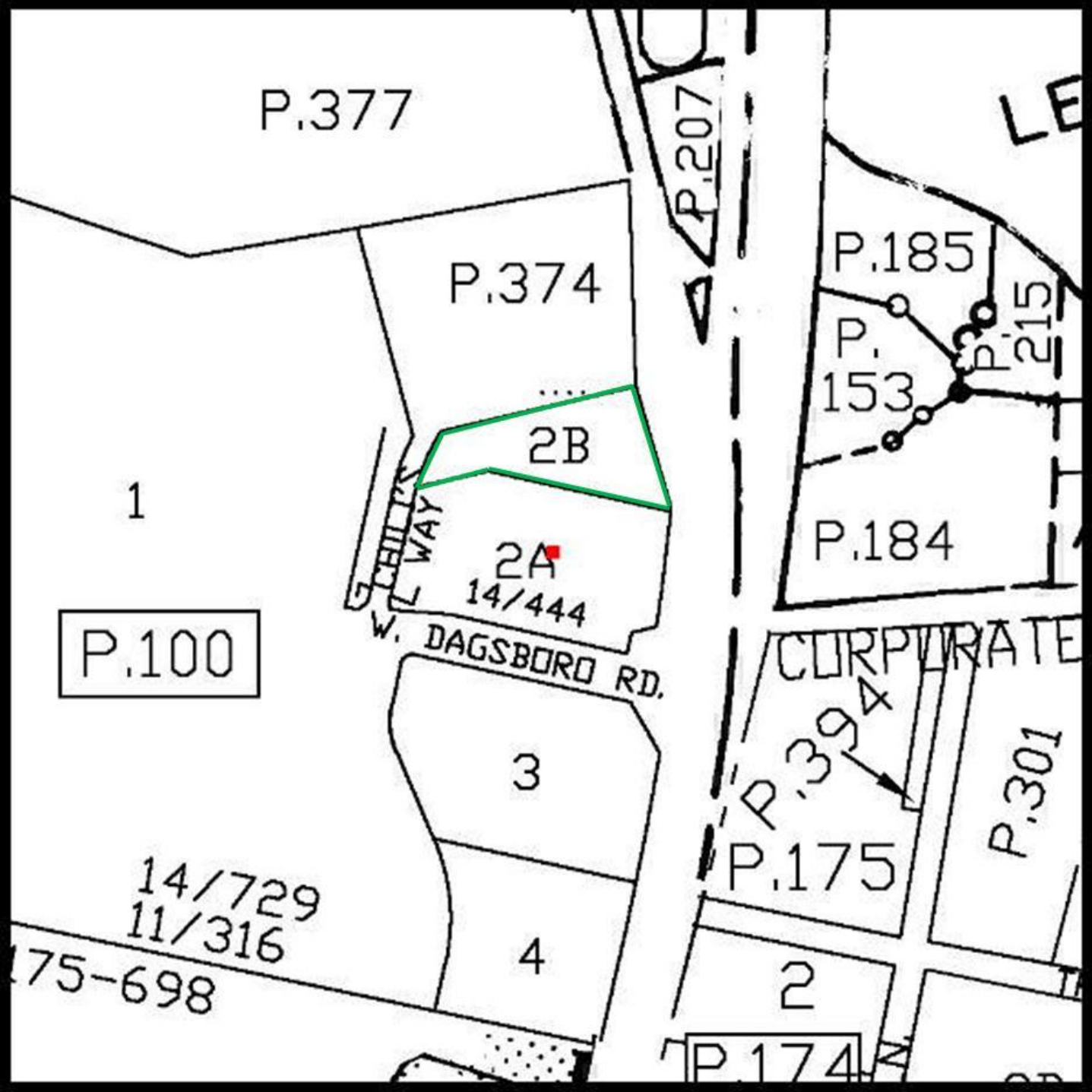
SUB MARKET: Salisbury, MD

CROSS STREETS: Dagsboro Road

PROPERTY DESCRIPTION

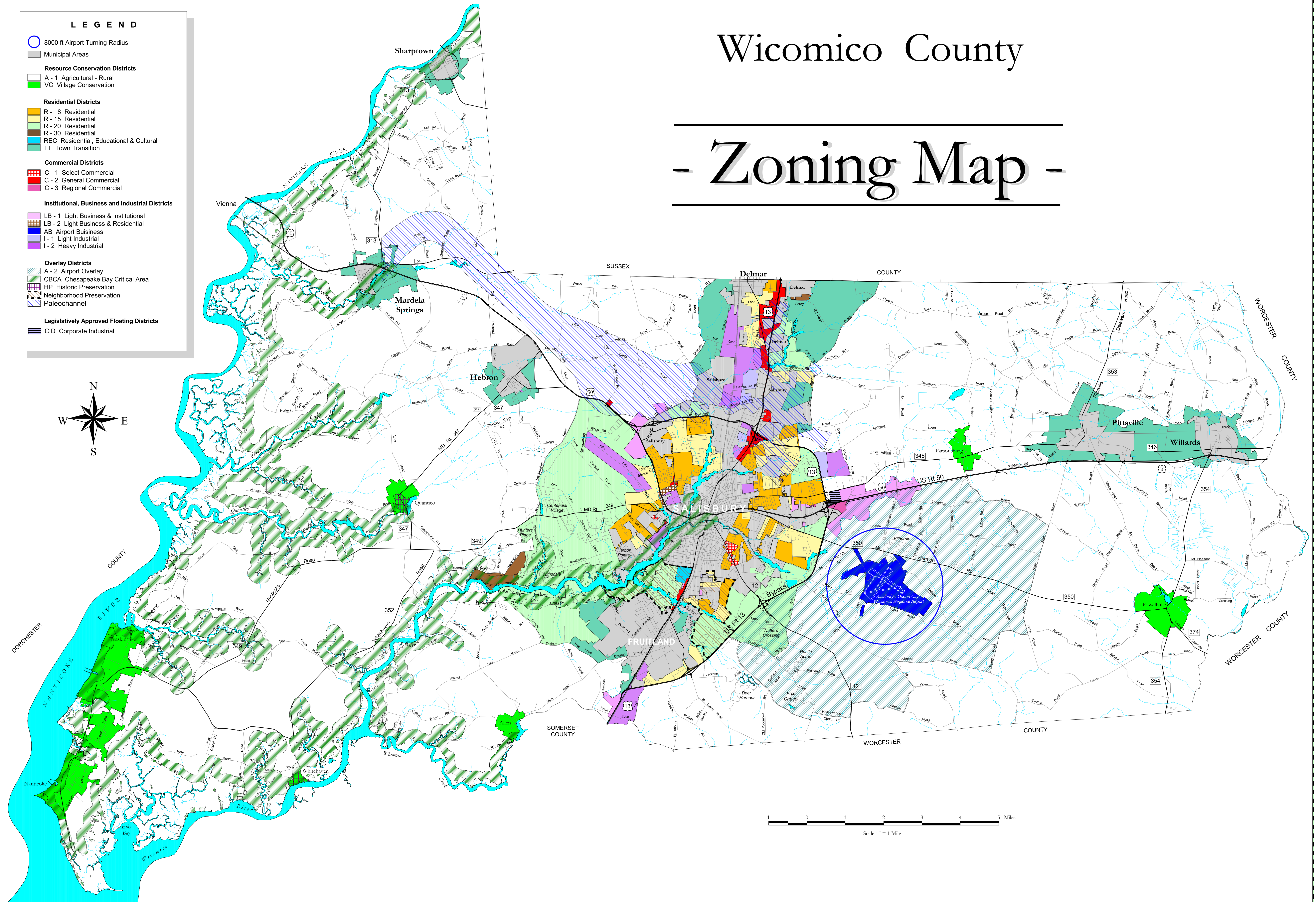
0.76 acres unimproved lot, zoned General Commercial. Located just north of Chili's Restaurant on North Salisbury Boulevard. Access is from Chili's Way off of North Salisbury Blvd. \$27,500 per year ground lease plus triple-net.

Additional Photos

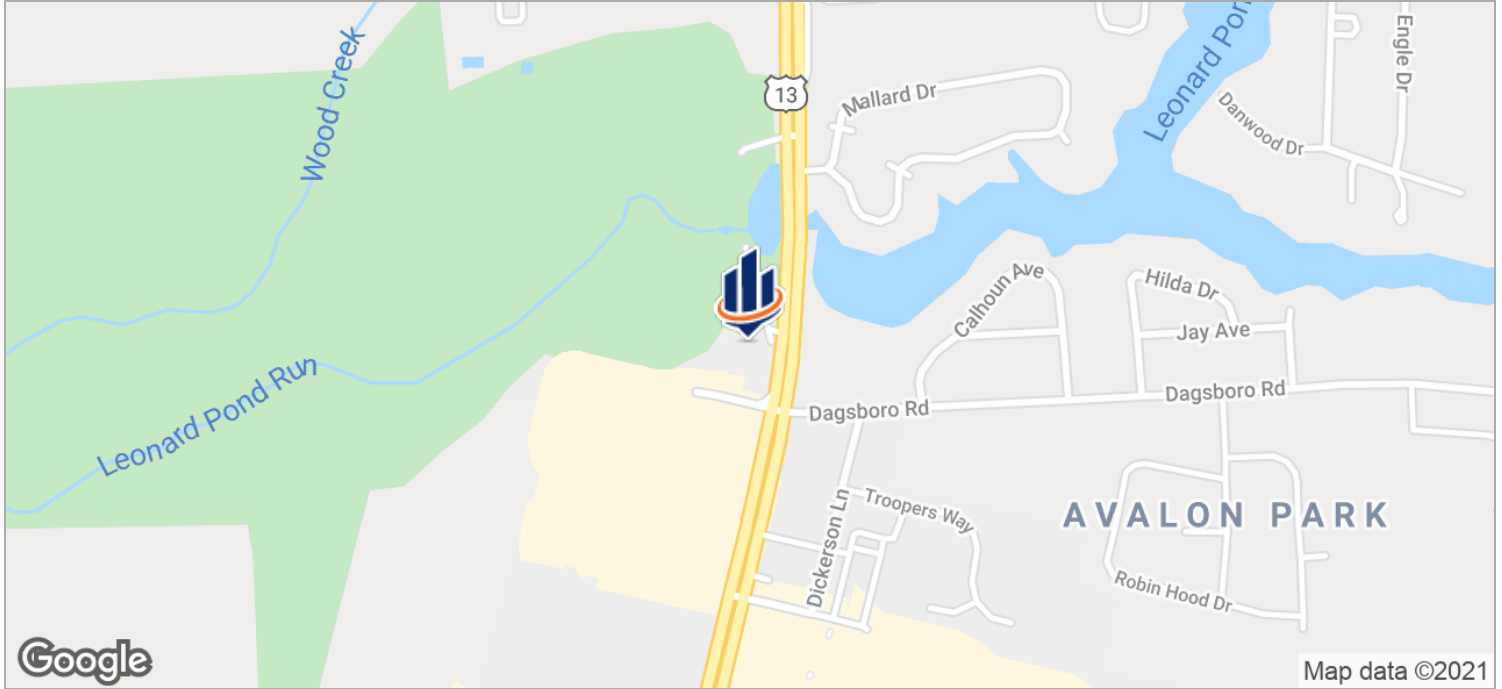


Wicomico County

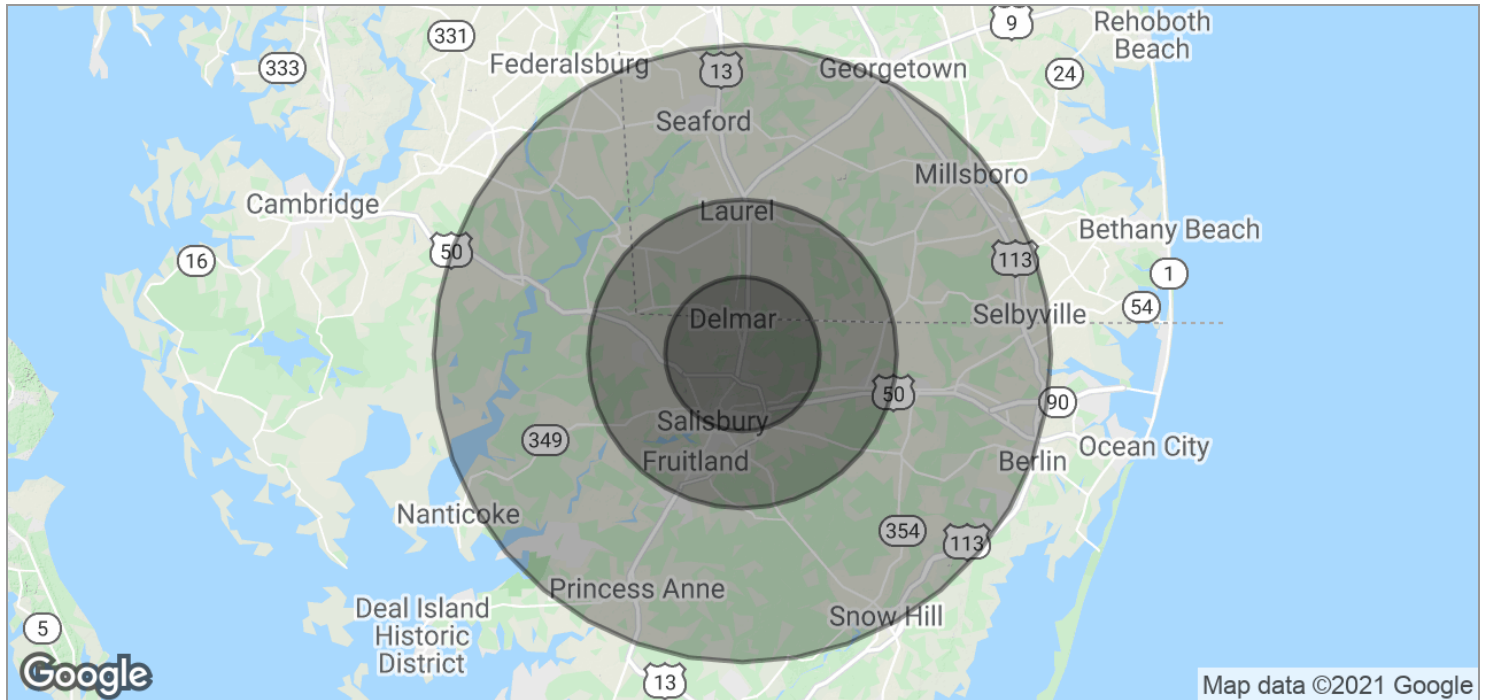
- Zoning Map -



Location Maps



Demographics Map



POPULATION

	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	46,305	118,564	210,228
MEDIAN AGE	35.0	34.9	36.7
MEDIAN AGE (MALE)	32.7	33.5	35.2
MEDIAN AGE (FEMALE)	36.6	35.9	37.8

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	17,886	44,409	77,988
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$55,701	\$63,470	\$62,391
AVERAGE HOUSE VALUE	\$183,052	\$214,142	\$233,822

Advisor Bio & Contact 1



Tonney Insley

Senior Advisor

SVN | Miller Commercial Real Estate

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.

Memberships & Affiliations

National, Maryland and Coastal Association of Realtors

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Salisbury, MD 21801

Advisor Bio & Contact 2



Brent C. Miller, CCIM, CPM

Executive Managing Director
SVN | Miller Commercial Real Estate

Brent C. Miller, CCIM, CPM, serves as Managing Director and Senior Advisor for SVN | Miller Commercial Real Estate. Miller is a licensed Real Estate Broker in Maryland, Delaware and Virginia. SVN | Miller has offices in Salisbury, Bethesda and Easton Maryland; Onley, Virginia and Seaford Delaware. Miller specializes in the sale, leasing, and management of retail, office, and industrial properties. His primary market area is the Delmarva Peninsula, Chesapeake Bay east to the Atlantic Ocean. With more than 30+ years of commercial real estate experience, Miller has closed more than 750 transactions. In 2012, SVN - Miller Commercial Real Estate received the Firm of the Year Award (<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2012-firm-of-the-year-aw>). SVN-Miller consisting ranks within the top 5 offices out of 200 SVN offices worldwide. In 2016, SVN-Miller the Firm of the Year Award thru SVN International (<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2016-firm-of-the-year-aw>). In 2017, the Salisbury Area Chamber of Commerce named SVN-Miller Business of the Year (<http://svnmiller.com/svn-miller-commercial-real-estate-named-medium-business-of-the-y>) and the Coastal Association of Realtors awarded Miller the Outstanding Commercial Realtor Award (<https://svnmiller.com/brent-miller-receives-outstanding-commercial-realtor-award>). In 2017, Miller was awarded National Commercial Awards by the National Association of Realtors (<https://svnmiller.com/brent-miller-receives-national-recognition-from-nar>). Brent Miller is a member of the Greater Salisbury Committee and Wicomico County Rotary Club. Miller serves on the Board of Directors for Hebron Saving Bank and is also a member of the Advisory Board of Directors for SVN International. Miller holds the prestigious Certified Commercial Investment Member designation [CCIM], is a Certified Property Manager [CPM], and is also actively involved with the International Council of Shopping Centers [ICSC]. Miller also is a Principal of a private equity fund that invests in commercial real estate.

Memberships & Affiliations

Commercial Investment Real Estate Institute [CCIM]
Institute of Real Estate Management [CPM]
Accredited Management Organization [AMO]
National, Maryland, Coastal and Sussex County
Association of Realtors

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