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

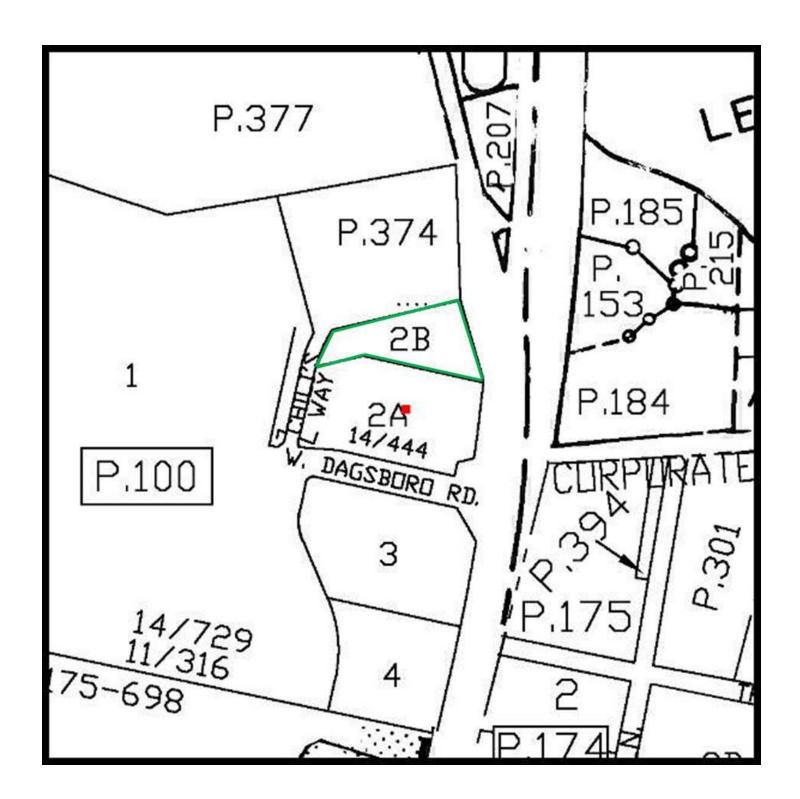
SUB MARKET: Salisbury, MD

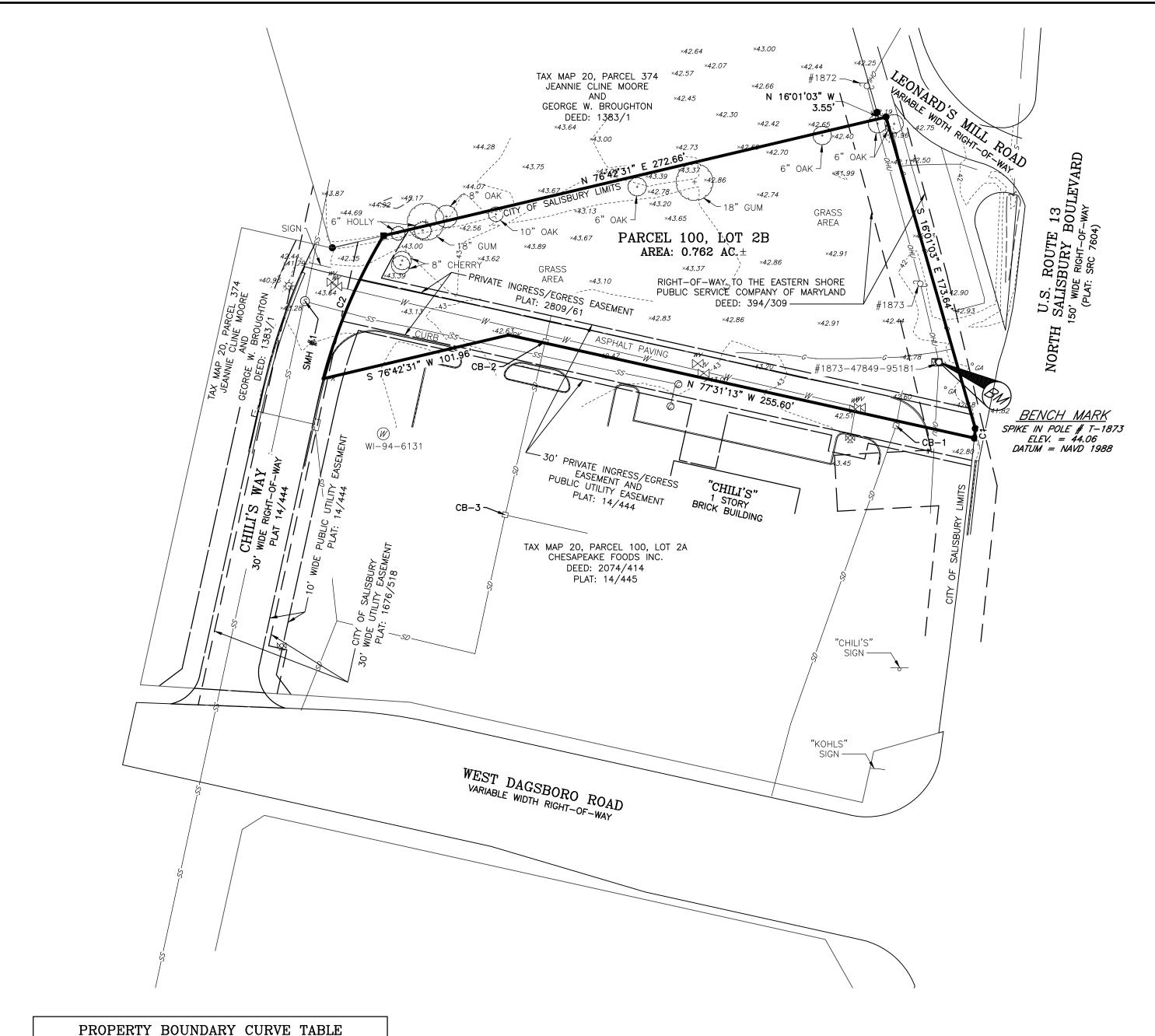
CROSS STREETS: Dagsboro Road

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





PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	5616.58	5.10'	2.55'	S 05°56'00" W	5.10'
C2	300.00'	83.39'	41.96'	N 22*50'45" E	83.12'

E	XISTING SA	NITARY STR	UCTURE TAI	BLE
STRUCTURE	RIM ELEV (FT)	INV IN (FT)	INV OUT (FT)	NOTES
SMH-1	43.43	35.07 (N) 35.19 (E)	35.31 (S)	

EXISTING STORMDRAIN STRUCTURE TABLE				
STRUCTURE	RIM ELEV (FT)	INV IN (FT)	INV OUT (FT)	NOTES
CB-1	42.05	39.75 (S)	39.71 (N)	
CB-2	42.27	39.76 (S)	39.61 (N)	
CB-3	42.12	39.61 (S)	39.42 (N)	
		39.62 (F)		

TAX MAP 20, PARCEL 100, LOT 2B
PROPERTY OWNER: PEARL PLAZA OF SALISBURY, LLC
PROPERTY ADDRESS: NORTH SALISBURY BOULEVARD

PLAT REFERENCE: 14/444

SALISBURY, MARYLAND 21801 DEED REFERENCE: 2809/46

SITE NOTES

ZONING CLASSIFICATION: S-GC (GENERAL COMMERCIAL) SETBACKS:

SIDE- 2' (NOT LESS THAN 20' TOTAL IN ANY COMBINATION REAR- 15'

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 01-04-16.

THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE UNDERGROUND UTILITIES (SEWER, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, FIBER OPTICS, ETC.) SHOWN HEREON ARE FROM MARKS IN THE FIELD BY MISS UTILITY LOCATED BY LANE ENGINEERING, LLC ON

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS DEMI (PID DK7741) COMBINED FACTOR: 1.00000337 AND LS09 (NGS CERTIFICATE PENDING)

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS DEMI (PID DK7741) COMBINED FACTOR: 1.00000337 AND LS09 (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "x" FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240080, MAP NO. 24045C0112E FÓR WICOMICO COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEÉDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

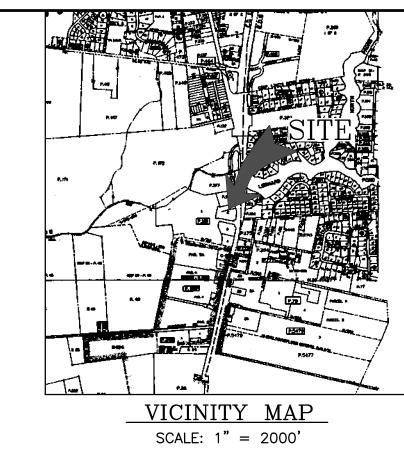
SURVEYOR'S CERTIFICATE

TO: (NAME OF INSURED)

THIS IS TO CERTIFY THAT THIS PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS _____ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01-04-16.

JEFFERSON EWELL HUBBARD REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION No. 363 LANE ENGINEERING, LLC 117 BAY STREET EASTON, MARYLAND 21601

I HAVE REVIEWED (NAME) COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. _____, EFFECTIVE DATE _____, ___, AND OFFER THE FOLLOWING ITEM BY ITEM COMMENTS ON THE EXCEPTIONS CONTAINED IN SCHEDULE B.



LEGEND

	GAS MAIN
° GA	GUY WIRE ANCHOR
₩	LAMP POLE
\mathcal{O}	UTILITY POLE
OHU	OVER HEAD UTILITY LINES
©	SANITARY SEWER CLEAN OUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER MAIN
SD	STORM DRAIN LINE
TP	TELEPHONE PEDESTAL
- 0-	SINGLE POST SIGN

CONIFEROUS TREE

DECIDUOUS TREE

·	APPROXIMATE TREE LINE
⊠ 1	FIRE HYDRANT
W	DRINKING WATER SUPPLY WELL
w∨ ⊠	WATER VALVE
W	WATER MAIN
	IRON ROD FOUND
ρK	PK NAIL SET
	COMPUTED POINT
	CONCRETE MONUMENT FOUND

Lane Engineering, LLC

REVISIONS

No. DATE

DESCRIPTION



UNLESS SIGNED AND DATED HERE:

SEAL			

ALTA/ACSM LAND TITLE SURVEY

01-20-16 JEH

ON THE LANDS OF PEARL PLAZA OF SALISBURY LLC

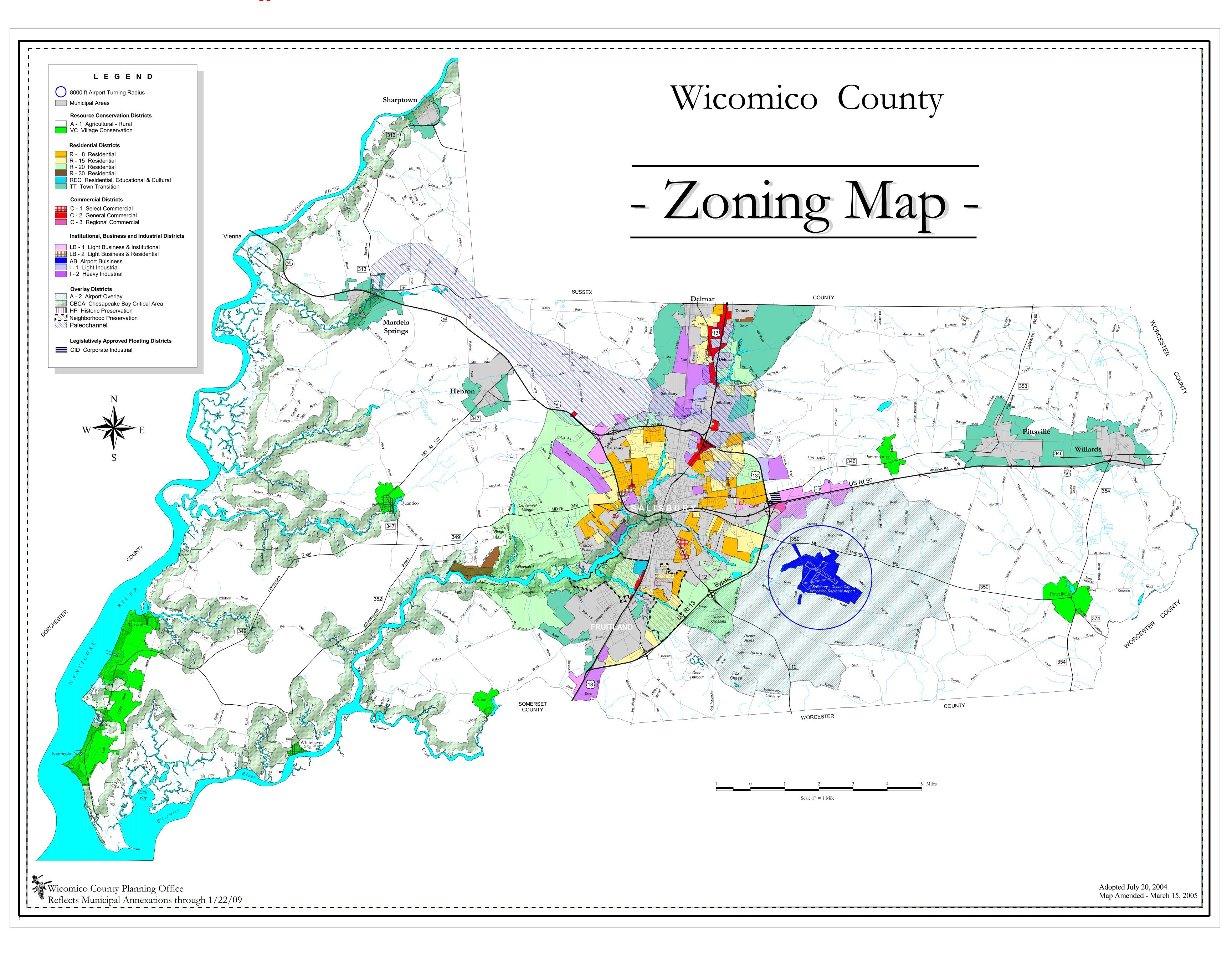
IN THE CITY OF SALISBURY WICOMICO COUNTY, MARYLAND TAX MAP 20, GRID 23, PARCEL 100, LOT 2B

CLIENT REVIEW

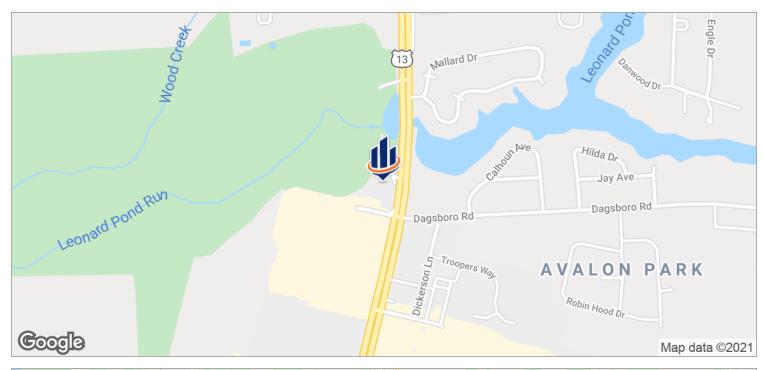
 OF

01-20-16 150388 AS NOTED FILE No. D055

SCALE IN FEET

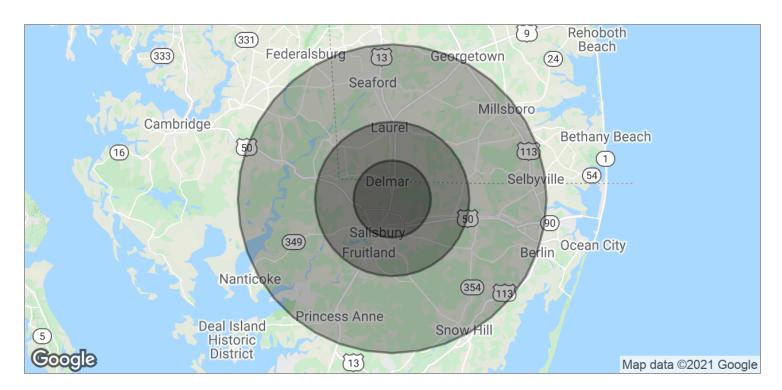


Location Maps





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



Memberships & Affiliations

National, Maryland and Coastal Association of

Realtors

Phone: 410.543.2491

Fax: 410.543.1439 Cell: 703.969.8825

Email: tonney.insley@svn.com

Address: 206 E. Main Street

Salisbury, MD 21801

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

Advisor Bio & Contact 2



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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Email: brent.miller@svn.com

Address: 206 E. Main Street

Salisbury, MD 21801

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 Award [http://svnmiller.com/ miller-commercial-real-estate-receives-svn-2012-firm-of-the-year-awa 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 (http://svnmiller.com/ International miller-commercial-real-estate-receives-svn-2016-firm-of-the-year-aw-In 2017, the Salisbury Area Chamber of Commerce named SVN-Miller Business the Year [http://svnmiller.com/ syn-miller-commercial-real-estate-named-medium-business-of-the-v 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 Realtors (https://svnmiller.com/ Association of 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.