



CLEMWOOD

100 CLEMWOOD ST - UNIT C
SALISBURY, MD 21801

Brett Pearre

Assistant Property Manager

O: 410.543.2440

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Andrew Ball

Advisor / Property Manager

O: 410.543.2440 x118

andy.ball@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$480.00 per month (Gross)
Building Size:	6,216 SF
Available SF:	380 SF

PROPERTY OVERVIEW

Office space just outside Downtown Salisbury. Perfect for a small user who wants to keep overhead low, but have a great location with excellent access.

PROPERTY HIGHLIGHTS

- Ample parking on-street and designated parking space
- Excellent signage opportunity
- Building is professionally managed

Available Spaces

LEASE RATE: \$480.00 PER MONTH

LEASE TYPE: Gross

TOTAL SPACE: 380 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite F		\$480 per month	Gross	380 SF	Negotiable	True gross lease- Your only expense is rent. Two separate offices with storage closet. Common area bathrooms with designated parking space and additional spots for customers.

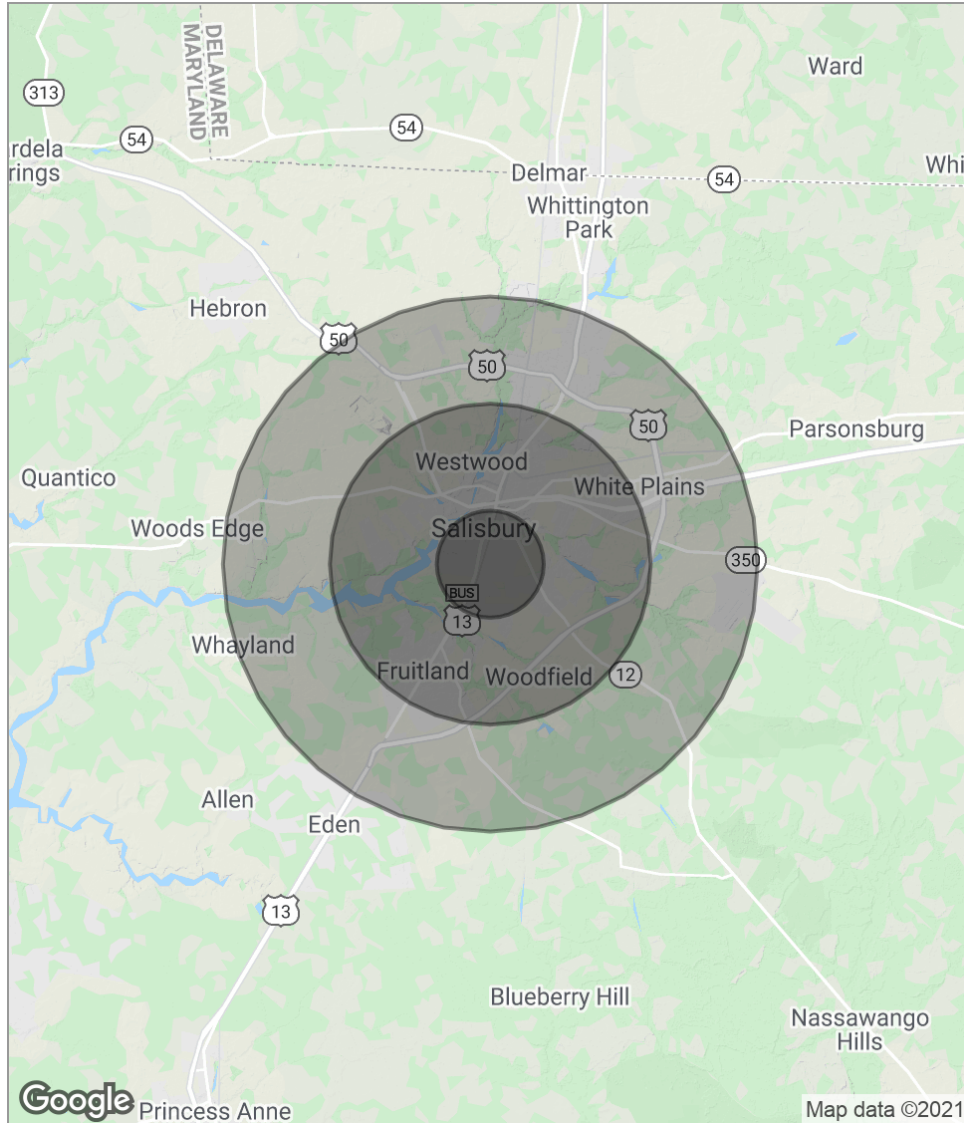
Suite F



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,287	48,185	76,180
Median age	27.5	31.7	33.4
Median age [Male]	27.4	30.7	31.9
Median age [Female]	26.3	32.0	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,558	17,915	28,455
# of persons per HH	2.9	2.7	2.7
Average HH income	\$51,769	\$56,234	\$62,602
Average house value	\$177,528	\$197,056	\$212,431

* Demographic data derived from 2010 US Census

Retailer Map



Map data



BRETT PEARRE

Assistant Property Manager

brett.pearre@svn.com

Direct: 410.543.2440 | **Cell:** 443.280.3930

MD #673148

PROFESSIONAL BACKGROUND

Brett Pearre is the youngest SVN Miller advisor; joining the team in Septemeber, 2019. Earning his Maryland Realtor's license at the young age of 18, Brett is determined and driven to find success. Beginning his career in the residential industry, Brett quickly became eager to learn the ins and outs of commercial real estate. He has developed a vast knowledge in his very short period of being a part of the SVN Miller team. He has experience ranging from property management, commercial leasing, and tenant/landlord representation. Brett is a motivated individual serving as both a full-time student at Salisbury University and as a junior advisor and property manager with SVN Miller. Brett hopes to continue chasing his dream of becoming a senior commercial advisor following his graduation from Salisbury University in 2021.

EDUCATION

Brett Pearre graduated from St. Paul's School for Boys in 2017 and continued his education by pursuing a bachelor's degree at Salisbury University. He is expected to graduate in 2021 with a degree in communication arts and a minor in business marketing.

MEMBERSHIPS

NAR - National Association of Realtors

GBBR - Greater Board of Baltimore Realtors

SVN | Miller Commercial Real Estate

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410.543.2440



ANDREW BALL

Advisor / Property Manager

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MD #36569

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 20 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing 20+ properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Stewart Stainless Steel moving into their new 33,000 SF home on Marvel Road, The Pit and Pub Restaurant, Season's Best Antiques, Aquacare Physical Therapy's expansion, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, USTASC Security Operations, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors
Maryland Association of Realtors

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