



PRIME AUTO DEALERSHIP LOCATION

610 NORTH SALISBURY BOULEVARD
SALISBURY, MD 21801

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Property Summary



OFFERING SUMMARY

Sale Price:	\$315,000
Lot Size:	25,912 SF
Building Size:	1,784 SF
Zoning:	C-1 Commercial City OF Salisbury
Market:	Eastern Shore
Submarket:	Salisbury
Traffic Count:	40,000
Price / SF:	

PROPERTY OVERVIEW

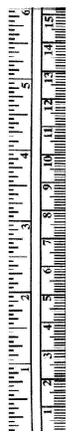
Property is a masonry construction two bay 1,784 sq ft service station building on a .59 acre commercial lot. The sales office has a heat pump and air conditioning. The remainder of the building is served by oil forced hot air heat. The two service bays have overhead doors and one bay has an above-ground automotive lift. There is a warehouse storage room on the rear of the building that extends the entire width of the rear of the building and a high-security cash room off the garage area. There are two restrooms with entrances from the exterior of the building.

Environmental: The property had soil remediation done in the rear lot area which was completed in 2014. It has a certificate of closure and full environmental compliance on file with the MDE.

Existing Lease: There is currently a lease in place that runs until 7.31.2022. Contact agent for lease details.

PROPERTY HIGHLIGHTS

- Automotive Sales and Service Facility on High Traffic RT 13 Corridor
- Two service bays with lift, warehouse area, and offices
- Exterior Customer Bathrooms
- 40,000+ cars per day traffic count



"POPLAR HILL"
PLATS ON RECORD, 13 J.T. 21-318
21 J.T.S. 263-25

FACE OF CONCRETE WALL
100'
CHARLES H. WATSON LOT
J.T.T. 33-31
50'
100'
CORNELIUS F. WATSON LOT
J.T.T. 33-30 & J.T.T. 34-490
50'
100'

10 FT. PRIVATE ALLEY
50'
50'

JOHN A. PRICE LOT
213-450

STREET

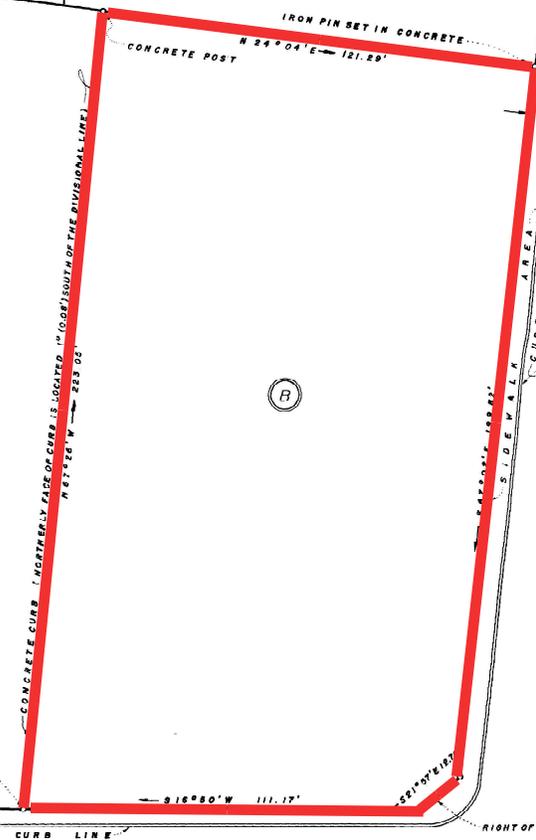
STREET

THE SALISBURY NATIONAL BANK
REFERENCE PLAT. J.W.T.T.S. 342-317

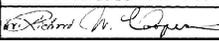
ELIZABETH

WILSON

BALTIMORE & EASTERN RAILROAD COMPANY
CENTER LINE OF MAIN TRACK



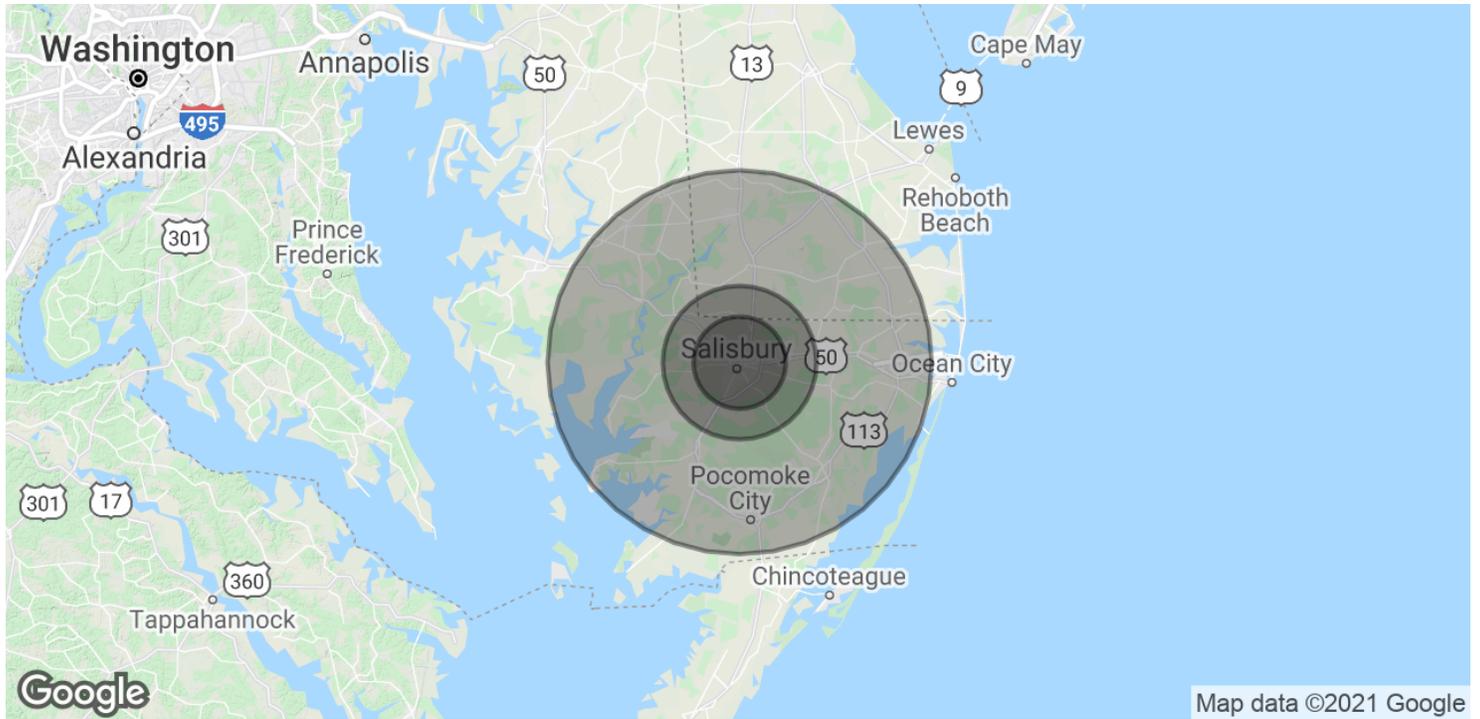
NORTH SALISBURY BOULEVARD
U. S. ROUTE NO. 13

RICHARD W. COOPER SURVEYOR SALISBURY, MARYLAND	
TITLE: SURVEY OF PROPERTY TO BE SOLD BY: THE GREEN HILL COMPANY TO ALLEN PETROLEUM CORPORATION IN SALISBURY, MARYLAND	
DATE: AUGUST 5TH, 1960	SCALE: 1" = 20'
REFERENCE: DEED 481-269	DISTRICT: PARSONS NO. 5
 DRWG. FILE NO. B-60-1	

Additional Photos



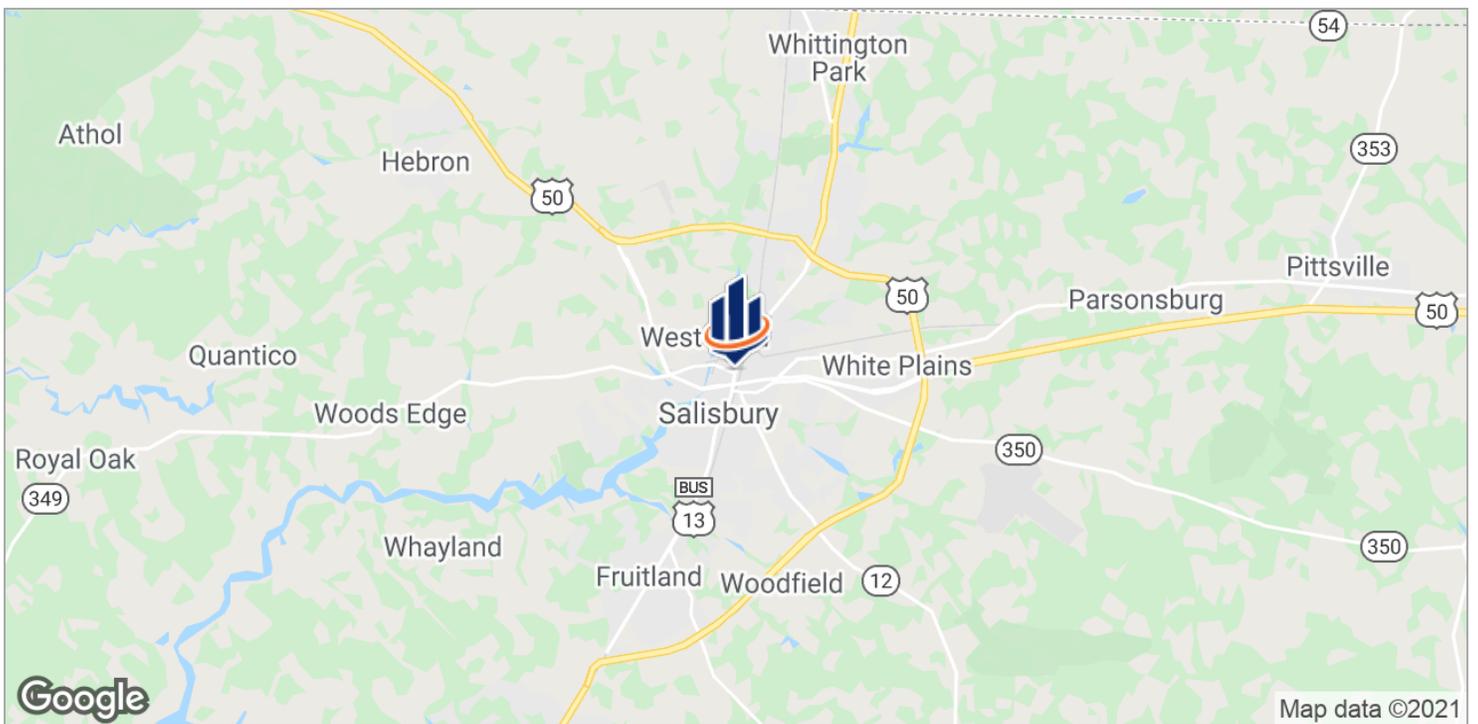
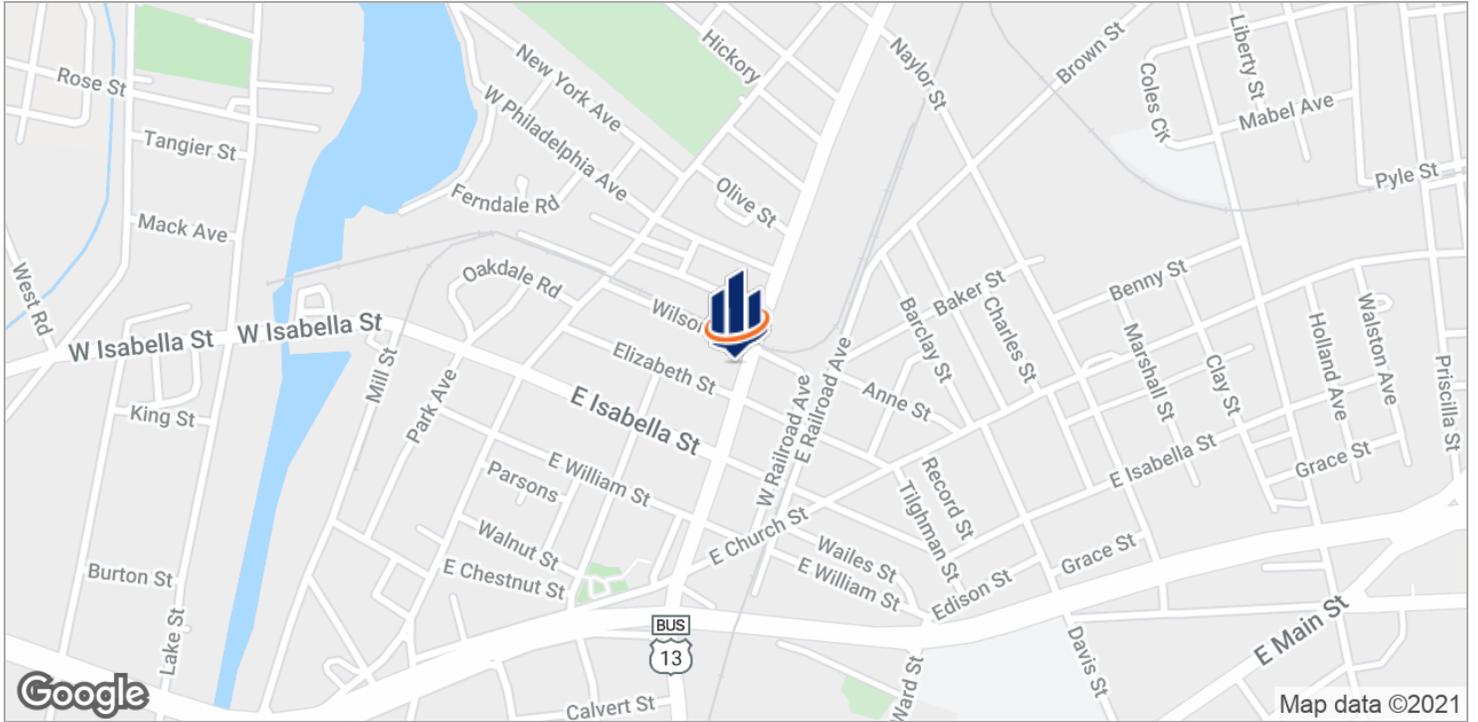
Demographics Map & Report



POPULATION	6 MILES	10 MILES	25 MILES
Total Population	86,728	111,258	253,044
Average age	33.8	34.7	37.3
Average age [Male]	32.3	33.2	35.6
Average age [Female]	34.7	35.7	38.5
HOUSEHOLDS & INCOME	6 MILES	10 MILES	25 MILES
Total households	32,313	41,243	92,352
# of persons per HH	2.7	2.7	2.7
Average HH income	\$63,302	\$64,281	\$61,886
Average house value	\$209,764	\$214,557	\$240,805

* Demographic data derived from 2010 US Census

Location Maps



Advisor Bio & Contact 1

CHRIS PEEK, CCIM

Advisor

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PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland, and Virginia. With over 24 years in the real estate industry, Peek has secured over 1000 transactions resulting in a career brokerage volume of over \$800 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission, and the Salisbury Rotary Club.