

For Sale

Red Fox Gas Station and Convenience Store

1,836 SF | \$750,000



Red Fox Gas Station and Convenience Store

107 South Fruitland Boulevard
Fruitland, Maryland 21826

Property Highlights

- Fronting Route 13 northbound
- First gas station coming into Salisbury, MD
- Beer, Wine and Deli
- Unique location - cannot be replicated
- Daily Traffic Count: +/- 15,000 cars

Property Description

Located on Route 13 northbound on the south-end of Salisbury, Maryland (Fruitland), this gas station and convenience store is the first as you come from the south into Salisbury and subsequently the last stop on the way out of town headed south. This property is a very niche location and cannot be replicated. Business and real estate included in the sale. Financials available upon request.

OFFERING SUMMARY

| | |
|----------------------|------------|
| Sale Price | \$750,000 |
| Lot Size | 0.84 Acres |
| Building Size | 1,836 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|-----------------|-------------------|-----------------------|
| 1 Mile | 3,426 | \$77,052 |
| 5 Miles | 62,681 | \$63,702 |
| 10 Miles | 108,264 | \$63,445 |

For more information

Christian Phillips

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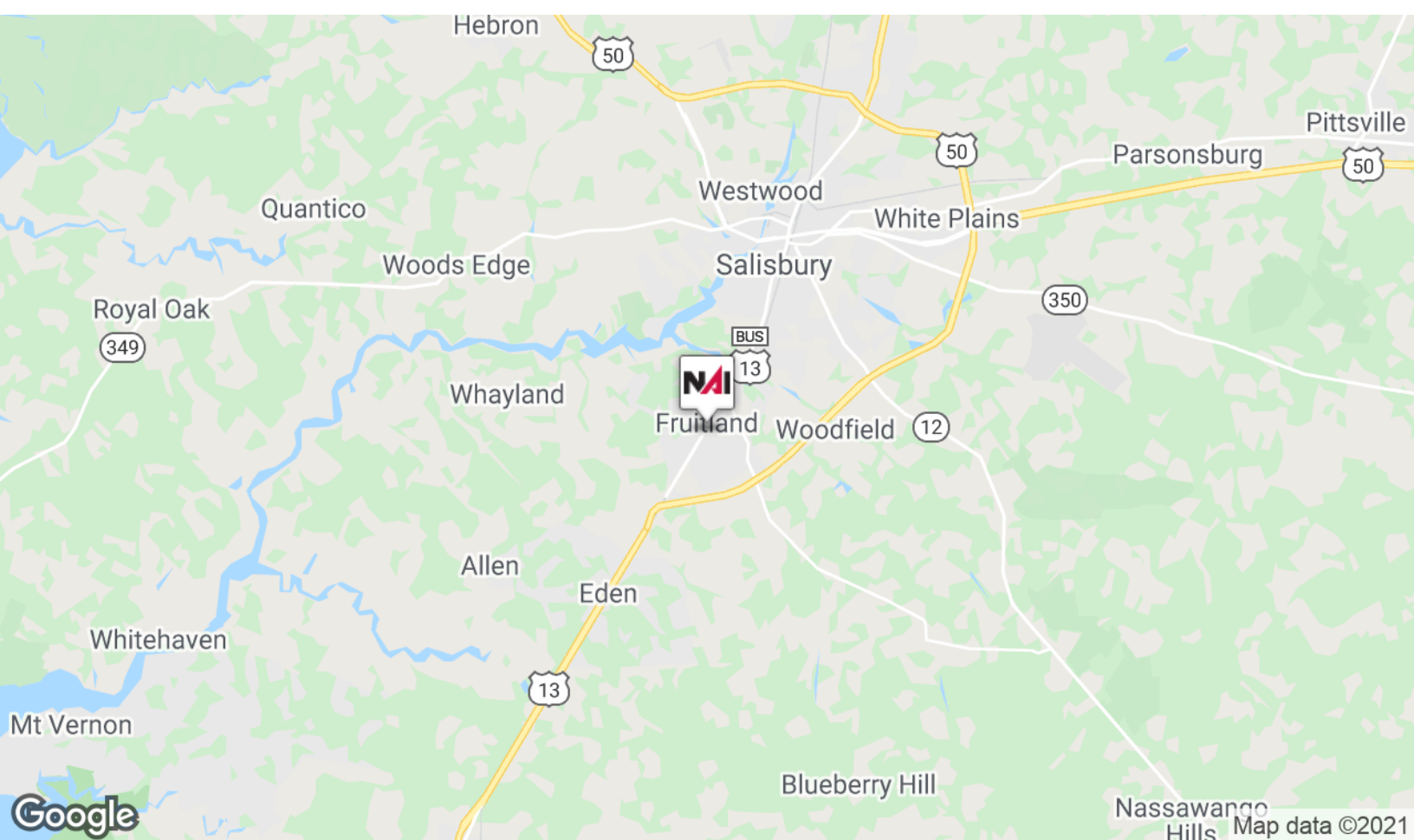
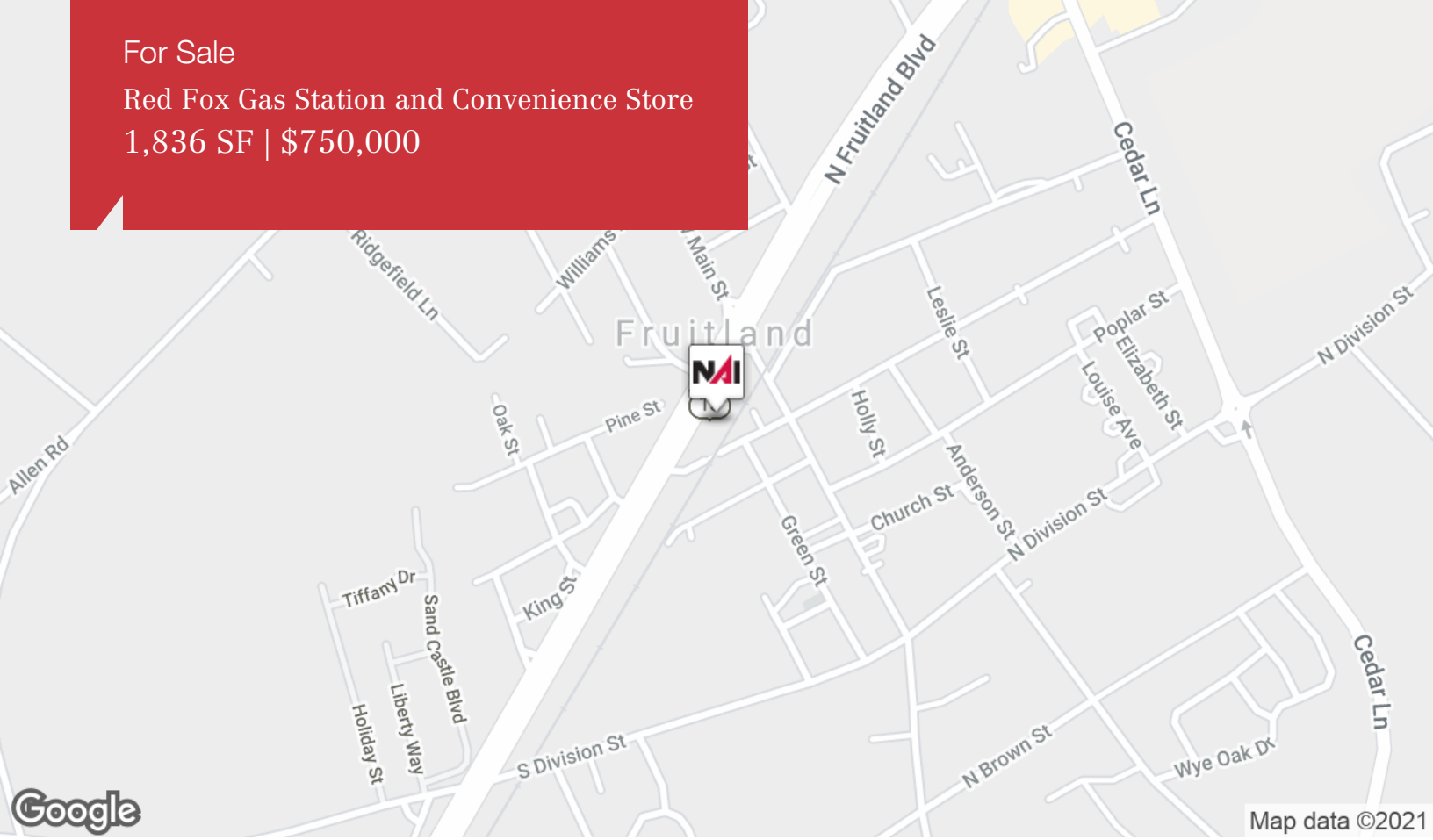
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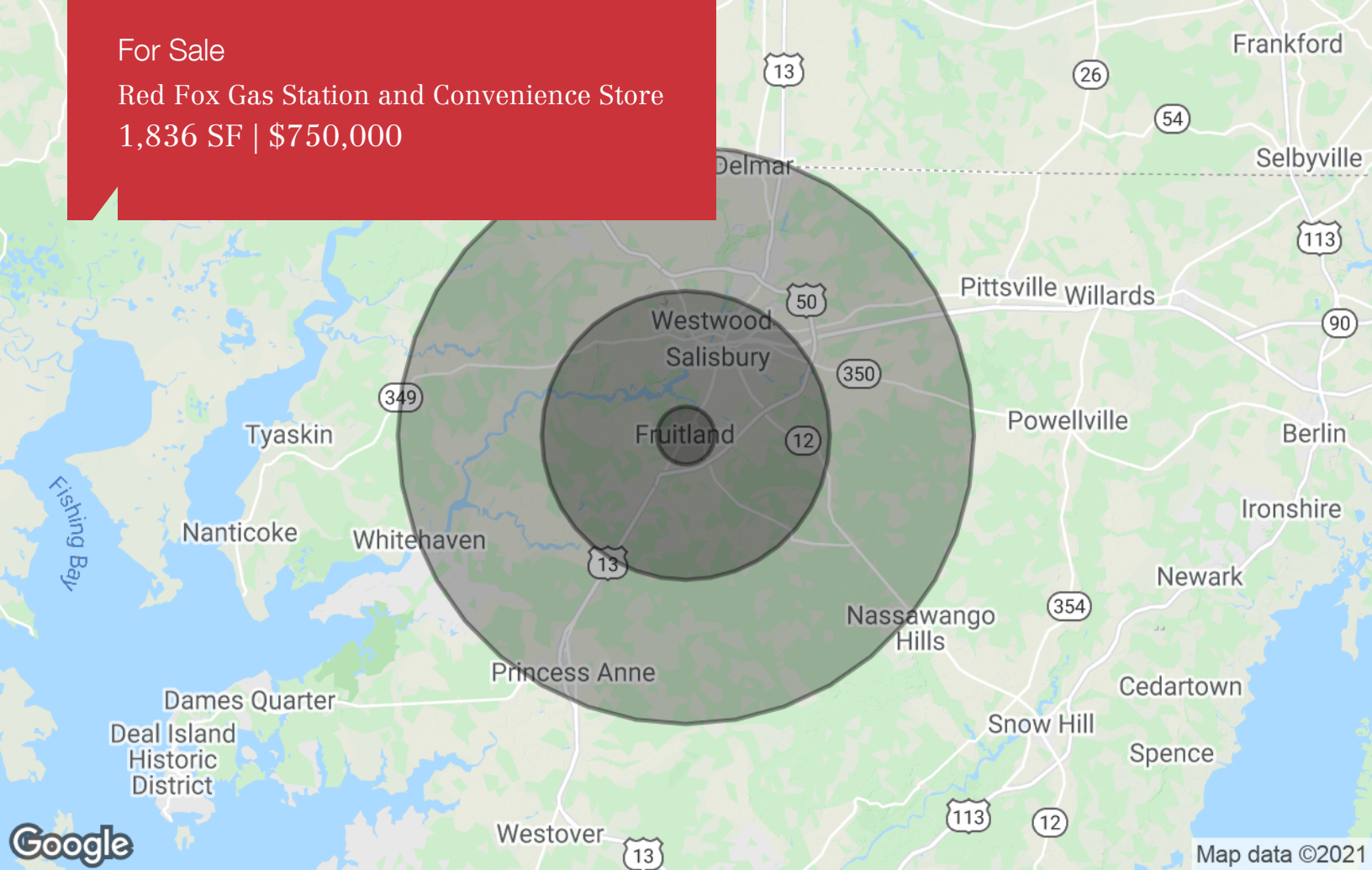
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Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 3,426 | 62,681 | 108,264 |
| MEDIAN AGE | 35.6 | 32.5 | 33.8 |
| MEDIAN AGE (MALE) | 33.1 | 31.7 | 32.3 |
| MEDIAN AGE (FEMALE) | 37.1 | 32.8 | 34.7 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,275 | 22,671 | 39,570 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.7 |
| AVERAGE HH INCOME | \$77,052 | \$63,702 | \$63,445 |
| AVERAGE HOUSE VALUE | \$228,219 | \$216,706 | \$213,078 |

Race

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE | 69.2% | 64.7% | 64.7% |
| % BLACK | 26.8% | 29.6% | 30.4% |
| % ASIAN | 2.7% | 2.7% | 2.5% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.1% | 0.7% | 0.5% |
| % OTHER | 1.2% | 2.2% | 1.8% |

Ethnicity

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % HISPANIC | 1.4% | 4.5% | 4.3% |

* Demographic data derived from 2010 US Census

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Christian Phillips

Advisor

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Education

Phillips is a graduate of Salisbury University in Salisbury, Maryland.

Professional Background

Christian Phillips is a Licensed Commercial Real Estate Advisor with NAI Coastal. Aligning himself with The Gillis Gilkerson Team, he provides his clients with over 20 combined years of specialized industrial and medical office knowledge.

Phillips focuses on tenant representation as well as the sale and leasing of commercial and investment properties. After years of involvement with the Gillis Gilkerson team, Phillips is able to offer his clients unique insight into the process of commercial redevelopment and construction. Christian is a member of both the Ocean City Chamber of Commerce and the Salisbury Area Chamber of Commerce and remains an active member of his local community. He enjoys golf, soccer and fishing-- with either a rod or speargun-- and also works for the largest and richest billfish tournament in the world, The White Marlin Open.