

For Sale  
**Land**  
3.1 Acres



## Mardela Pad Site

Ocean Gateway  
Mardela Springs, Maryland 21837

### Property Highlights

- Highly Visible
- Route 50 Highway Frontage
- High Traffic Location

### Property Description

3.1 acres of highly visible commercial land for sale on Route 50 just outside of Salisbury, MD in Mardela Springs. Land is currently zoned residential but can easily be re-zoned as commercial. Ideal for retail or restaurant pad-site use and located perfectly to access regional beach traffic.

### OFFERING SUMMARY

|                   |           |
|-------------------|-----------|
| <b>Sale Price</b> | \$100,000 |
| <b>Lot Size</b>   | 3.1 Acres |

### DEMOGRAPHICS

| <b>Stats</b>    | <b>Population</b> | <b>Avg. HH Income</b> |
|-----------------|-------------------|-----------------------|
| <b>1 Mile</b>   | 222               | \$70,383              |
| <b>5 Miles</b>  | 5,475             | \$67,762              |
| <b>10 Miles</b> | 29,231            | \$67,713              |

For more information

**Chris Davis**

O: 410 543 5115  
chris@naicoastal.com

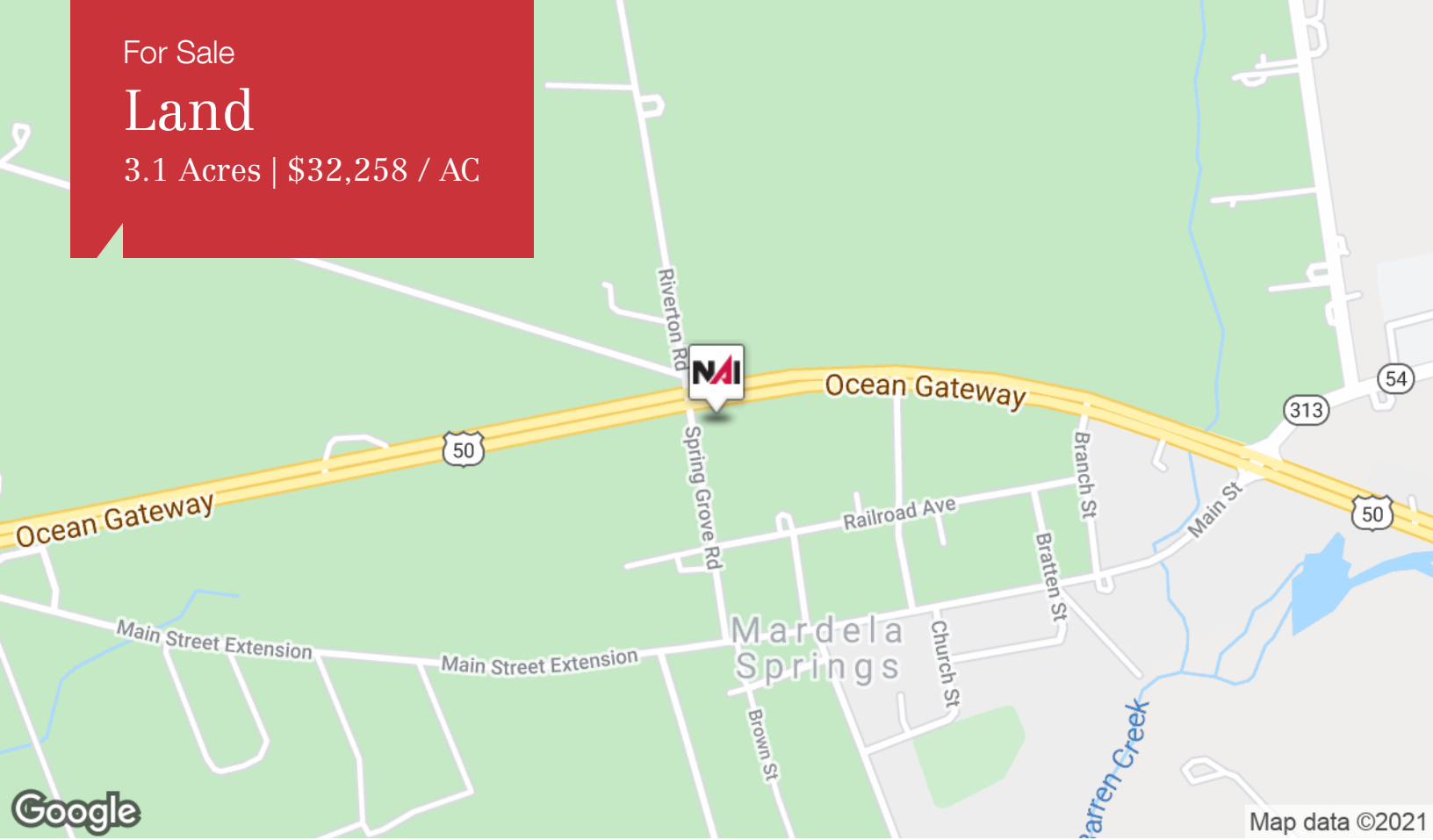
**Tori Brown**

O: 410 543 5115  
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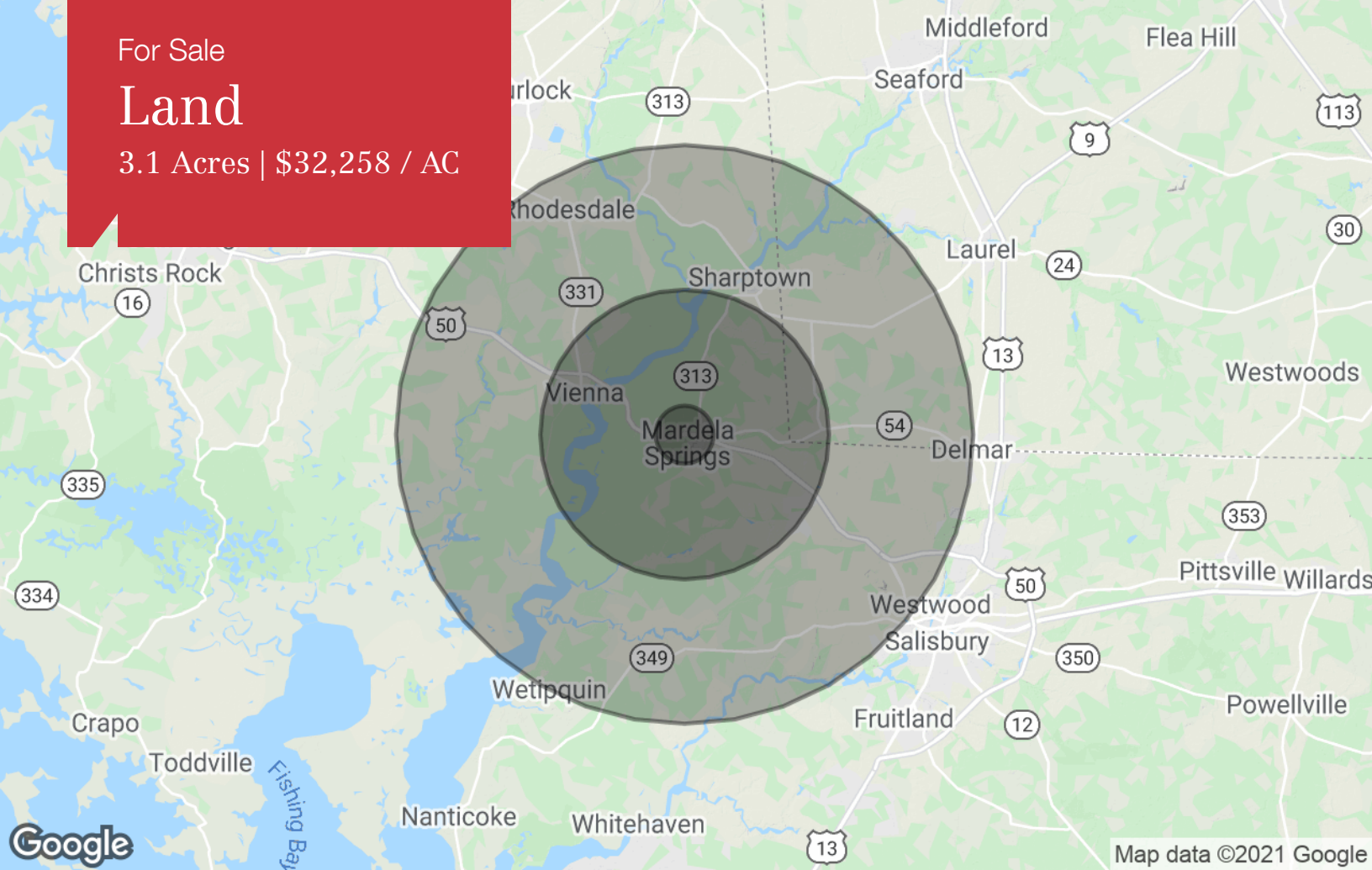
3.1 Acres | \$32,258 / AC



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3.1 Acres | \$32,258 / AC



### Population

|                     | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION    | 222    | 5,475   | 29,231   |
| MEDIAN AGE          | 40.1   | 40.4    | 39.4     |
| MEDIAN AGE (MALE)   | 40.3   | 40.3    | 38.6     |
| MEDIAN AGE (FEMALE) | 39.9   | 40.4    | 39.8     |

### Households & Income

|                     | 1 Mile   | 5 Miles   | 10 Miles  |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 82       | 2,026     | 10,716    |
| # OF PERSONS PER HH | 2.7      | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$70,383 | \$67,762  | \$67,713  |
| AVERAGE HOUSE VALUE |          | \$203,212 | \$209,713 |

### Race

|            | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE    | 80.8%  | 79.9%   | 74.2%    |
| % BLACK    | 18.7%  | 19.0%   | 22.5%    |
| % ASIAN    | 0.0%   | 0.4%    | 2.0%     |
| % HAWAIIAN | 0.0%   | 0.0%    | 0.0%     |
| % INDIAN   | 0.0%   | 0.0%    | 0.6%     |
| % OTHER    | 0.5%   | 0.7%    | 0.6%     |

### Ethnicity

|            | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % HISPANIC | 1.8%   | 2.3%    | 3.3%     |

\* Demographic data derived from 2010 US Census

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## Chris Davis

Principal | Broker

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chris@naicoastal.com

### Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

### Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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## Tori Brown

Director of Marketing and Operations | Advisor

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240.205.4490 cell  
tori@naicoastal.com

### Education

Brown is a graduate of West Virginia University with a degree in Strategic Communications and Marketing.

### Professional Background

Tori Brown is the Director of Marketing at Gillis Gilkerson, a regional leader in commercial construction and real estate development. She is also the Director of Marketing and Operations, and a Licensed Commercial Real Estate Advisor at NAI Coastal, the Delmarva Peninsula affiliate of NAI Global.

Tori demonstrates dynamic strength in marketing and business operations as she utilizes her background in strategic marketing and communications to help guide both Gillis Gilkerson and NAI Coastal towards growth. For both firms, she leads all marketing and public relations efforts, specializing in content creation, graphic design and copywriting. She is responsible for establishing, maintaining and building the individual brands in ways that increase recognition and emphasize their respective roles within the community.

Since her start in the industry, Tori has consistently played an active role in brokerage transactions while observing and gaining experience in investment analysis, deal flow management, and real estate development. This experience serves as the foundation of her operational role within NAI Coastal which encompasses everything from transaction coordination to organizational growth planning.

Throughout the course of her career, Tori has served on multiple boards and committees pertaining to event planning, community involvement and strategic marketing. Tori is a graduate of West Virginia University and lives in Salisbury, Maryland with her Golden Retriever, Kip.