

For Lease | For Sale

Turn-Key Salon

Fountains Business Park | +/- 1,392 SF



Turn-Key Salon

1813 Sweetbay Drive, Unit 8
Salisbury, Maryland 21804

Property Highlights

- +/- 1,392 SF Turn-Key Salon
- Within the Fountains Business Park in Salisbury, MD
- For Sale or Lease
- Convenient Location with Easy Highway Access
- Ample Onsite Parking
- 'Shear Harmony' Salon

Property Description

1813 Sweetbay Drive (Unit 8) features +/- 1,392 SF of turn-key salon space available for sale and/or lease. The unit is situated within the Fountains Business Park, a premier professional and medical office complex located just off of Routes 50 and 13 (Bypass), on the eastern side of Salisbury, Maryland. The park is within close proximity to local restaurants, hotels, shopping, the Delmarva Shorebirds stadium, Salisbury's MVA, TidalHealth, Downtown Salisbury and more! The Fountains Wedding and Conference Center and a Country Inn & Suites by Radisson are situated within walking distance of the property. Enjoy a convenient, easily accessed location with ample onsite parking!

OFFERING SUMMARY

| | |
|-------------------|-------------------------|
| Unit Size | +/- 1,392 |
| Lease Rate | \$2,500 per month (NNN) |
| Sale Price | \$280,000 |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|-----------------|-------------------|-----------------------|
| 5 Miles | 54,476 | \$56,095 |
| 10 Miles | 109,526 | \$64,618 |
| 20 Miles | 200,681 | \$63,302 |

For more information

Meredith Mears

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George Merritt

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Google

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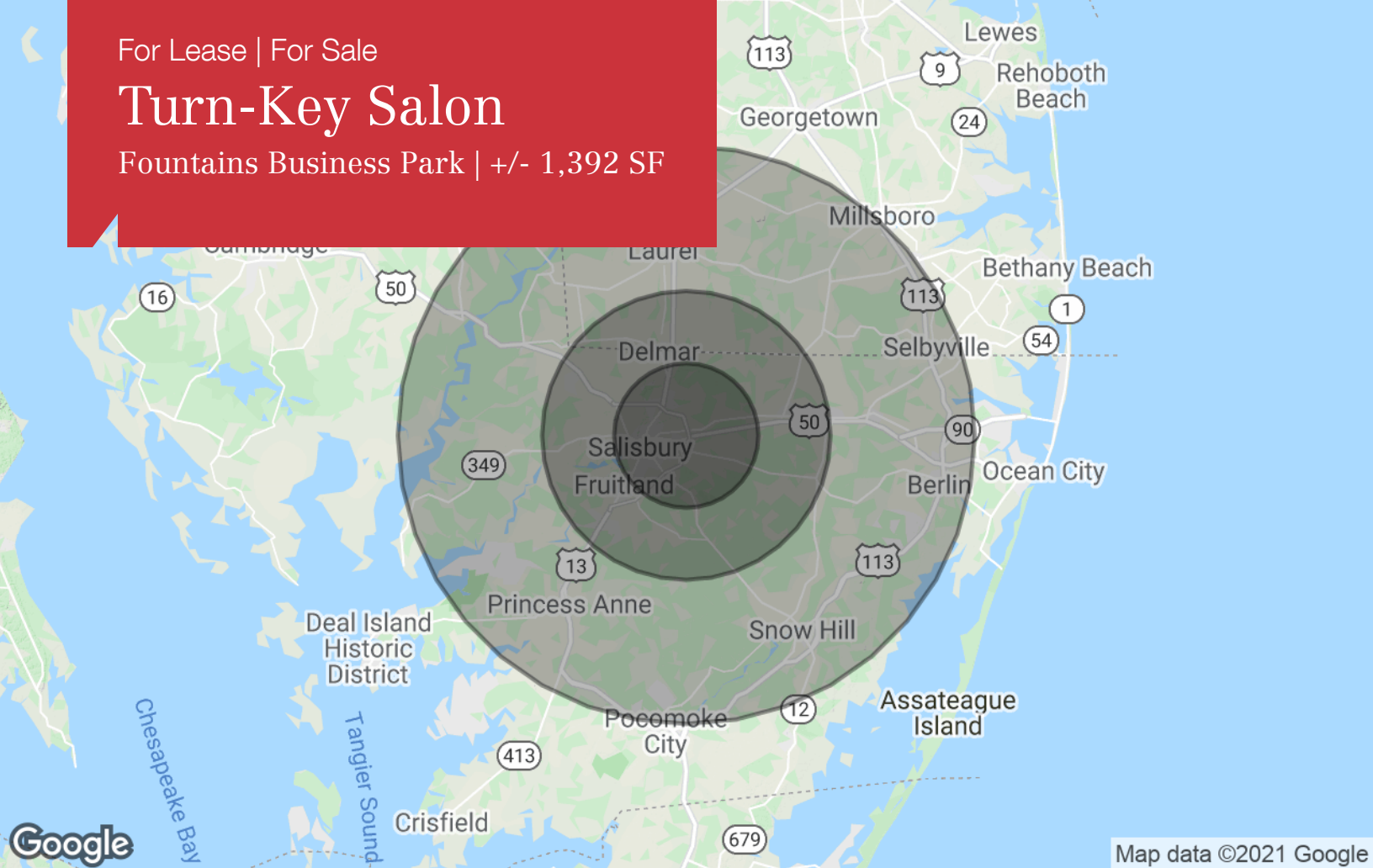
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Population

| | 5 Miles | 10 Miles | 20 Miles |
|---------------------|---------|----------|----------|
| TOTAL POPULATION | 54,476 | 109,526 | 200,681 |
| MEDIAN AGE | 33.4 | 34.7 | 36.5 |
| MEDIAN AGE (MALE) | 31.8 | 33.3 | 35.1 |
| MEDIAN AGE (FEMALE) | 34.2 | 35.7 | 37.6 |

Households & Income

| | 5 Miles | 10 Miles | 20 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 21,094 | 40,828 | 72,588 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.8 |
| AVERAGE HH INCOME | \$56,095 | \$64,618 | \$63,302 |
| AVERAGE HOUSE VALUE | \$197,052 | \$215,698 | \$232,638 |

Race

| | 5 Miles | 10 Miles | 20 Miles |
|------------|---------|----------|----------|
| % WHITE | 65.9% | 68.7% | 70.1% |
| % BLACK | 28.5% | 26.3% | 25.3% |
| % ASIAN | 2.5% | 2.7% | 1.9% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.3% | 0.5% | 0.4% |
| % OTHER | 2.7% | 1.8% | 2.2% |

Ethnicity

| | 5 Miles | 10 Miles | 20 Miles |
|------------|---------|----------|----------|
| % HISPANIC | 5.1% | 4.2% | 4.4% |

* Demographic data derived from 2010 US Census

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Meredith Mears

Principal | Advisor

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Memberships & Affiliations

Leadership Maryland
Board of Directors
Lifetime Member

Maryland Capital Enterprises
Board of Directors

Atlantic General Hospital
Foundation Member

Top 100 Women in Maryland
Daily Record, 2020

Education

Salisbury University
B.S. Business Administration
Concentration: Marketing
2001

Professional Background

Meredith Mears is widely known as a business, economic development and commercial real estate professional. For more than 20 years, Mears has successfully led companies, governments and communities through change, solidifying her position as a heavily experienced, trusted and reputable resource.

Mears presents her clients with a distinctive combination of skill, resources and relationships, thereby creating results that drive businesses and communities forward.

As a strategic leadership and project specific consultant that works with both public and private sectors, Mears has worked with Counties and statewide agencies, as well as small and large companies operating across the globe.

As a licensed commercial real estate Advisor, Mears has closed large-scale corporate tenant leases for government properties as well as multi-million dollar investment property transactions. Her real estate affiliation has collectively brokered over 400 commercial real estate transactions, and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Mears remains very active in her community, serving on the Boards of Leadership Maryland, Atlantic General Hospital and Maryland Capital Enterprises. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her contributions in business, community and mentoring. Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her husband, Jon and son, Gabe.

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George Merritt

Advisor

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Professional Background

George Merritt is a Licensed Real Estate Advisor with NAI Coastal. George's primary focus is the representation of commercial real estate users, whether they be buyers or tenants. He is a true people person and is happy to work through the specific needs of his clients. Merritt's role within the team and affiliation with Gillis Gilkerson Development Real Estate Company allow him to go above and beyond the call of duty of a traditional real estate advisor; he is able to identify and show properties on the market in their current state, while also having the resources to show their future potential as well as opportunities for new construction.

Merritt brings over 24 years of sales experience to the table, including 19 years and over 5,000 units sold in the automotive industry. George is joining the Gillis Gilkerson group of NAI Coastal to hone his craft on a team that has collectively brokered over 350 commercial real estate transactions and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Born just outside of Philadelphia, George is happy to have spent the majority of his life on Maryland's Eastern Shore. He spends his free time on the beaches, in the outdoors, and most importantly with his two children, Alexander and Arianna.