

SALE / LEASE

833 S Salisbury Blvd

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Salisbury, MD 21801

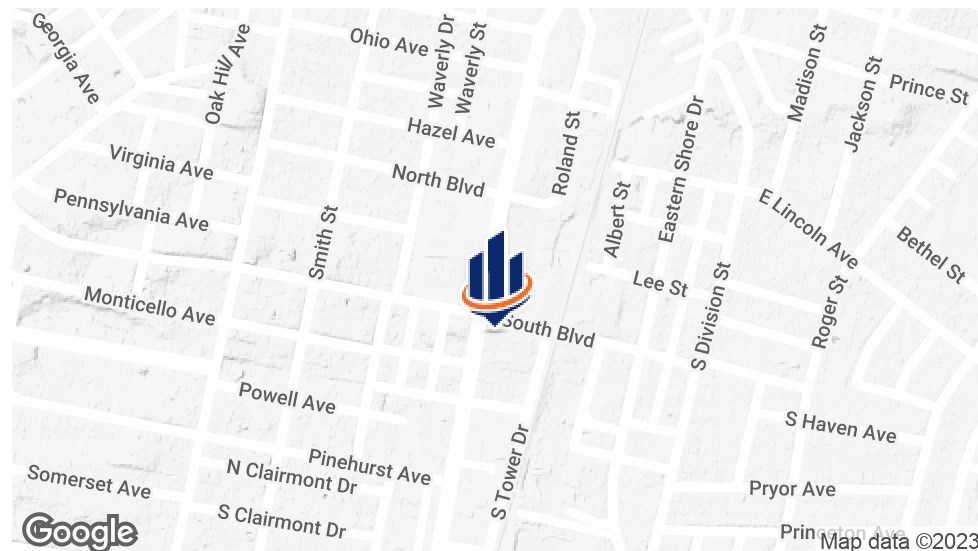
PRESENTED BY:

TONNEY INSLEY

tonney.insley@svn.com

RYAN FINNEGAN

ryan.finnegan@svn.com



OFFERING SUMMARY

SALE PRICE:	Negotiable
LEASE RATE:	\$20.00/SF \$267,480/Yr
BUILDING SIZE:	13,824 SF
AVAILABLE SF:	13,824 - 65,340 SF
LOT SIZE:	1.5 Acres
YEAR BUILT:	2002
ZONING:	GC

PROPERTY OVERVIEW

This former Rite Aid is located at 833 South Salisbury Boulevard in Salisbury, Wicomico County, Maryland. The property consists of a single-story 13,824 square foot free standing structure positioned on a 1.50-acre lot with 60+ parking spaces and a drive-thru.

The property is situated at the prime four-way signalized intersection of South Salisbury Boulevard/Ocean Highway (23,282 VPD) and South Boulevard (6,982 VPD) at the intersection's southeast corner. Salisbury University is less than 0.5 miles south with enrollment of over 8,700 students and Tidal Health is one mile north, Wicomico County's largest employer featuring a 300-bed hospital serving over 500,000 patients annually and over 3,300 employees.

The property is truly in the middle of Salisbury and surrounded by many national brands including ACME, Food Lion, Wawa, CVS, Walgreens, AutoZone, Advance Auto Parts, Starbucks, Chipotle, and Dunkin', among others. The property is immediately surrounded by over 75,000 people living within a five-mile radius with an average annual household income of over \$75,000.

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PROPERTY DETAILS & HIGHLIGHTS



PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
APN	13-036721
BUILDING SIZE	13,824 SF
LOT SIZE	1.5 Acres
YEAR BUILT	2002
NUMBER OF FLOORS	1
FREE STANDING	Yes

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- Prime Four-Way Signalized Intersection
- Retail development potential
- Lease 13,824 SF Building or Ground Lease of 1.5 Acres
- Well kept building with great visibility and curb appeal

ADDITIONAL PHOTOS



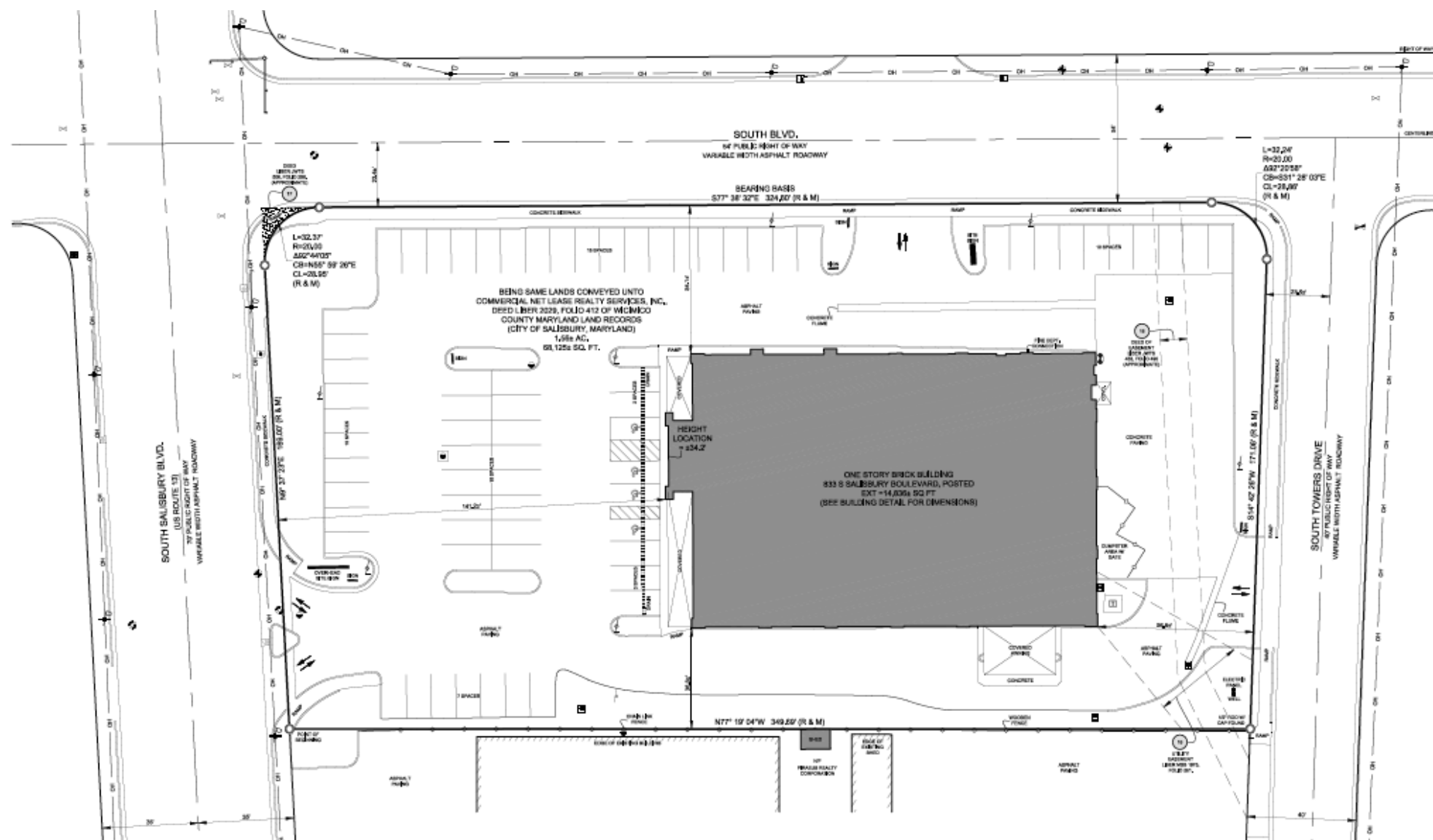
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SITE PLAN



TONNEY INSLEY RYAN FINNEGAN
tonney.insley@svn.com ryan.finnegan@svn.com

NORTHBOUND RETAILERS



TONNEY INSLEY
tonney.insley@svn.com

RYAN FINNEGAN
ryan.finnegan@svn.com

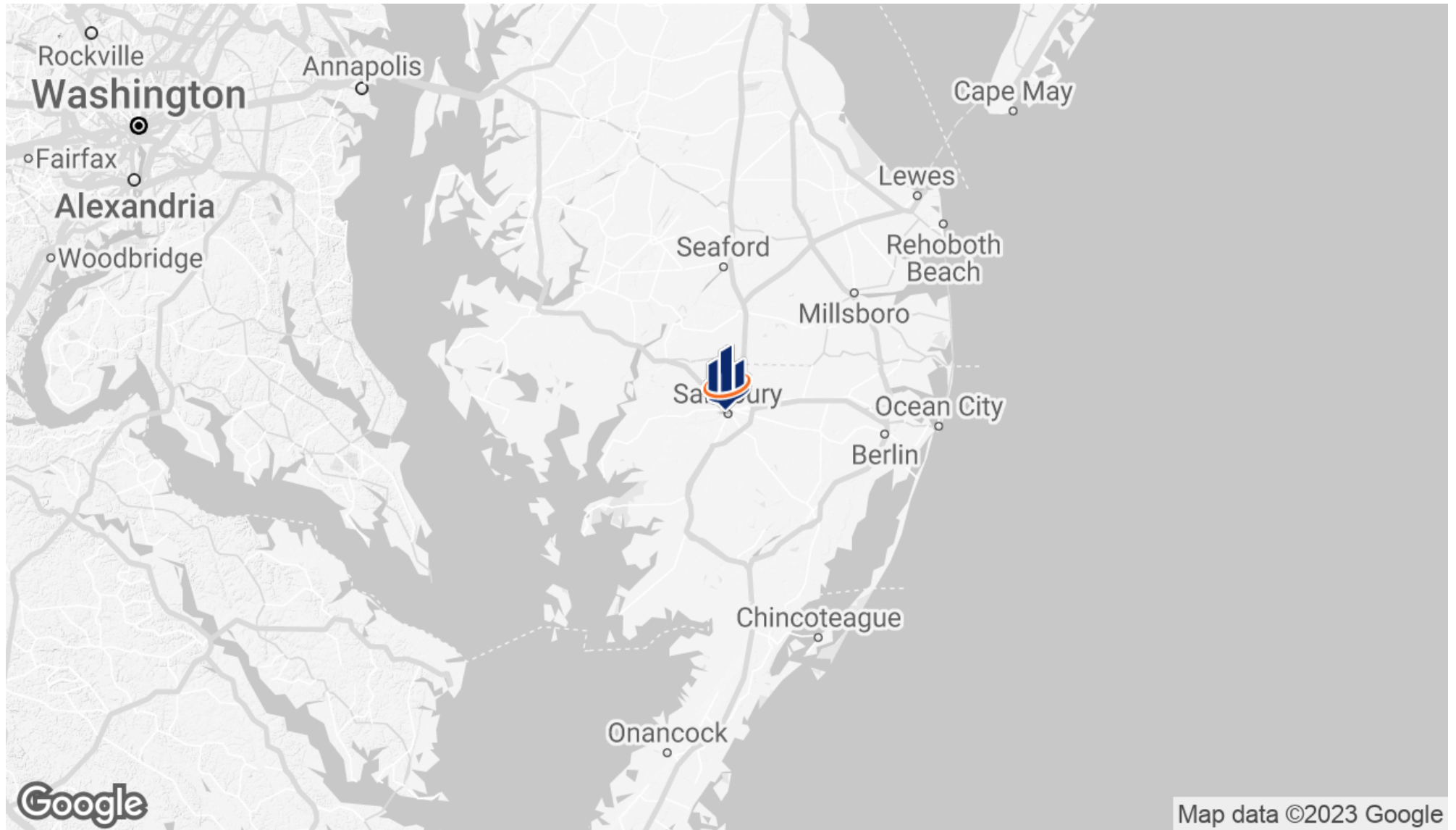
SOUTHBOUND RETAILERS



TONNEY INSLEY
tonney.insley@svn.com

RYAN FINNEGAN
ryan.finnegan@svn.com

LOCATION MAP



TONNEY INSLEY
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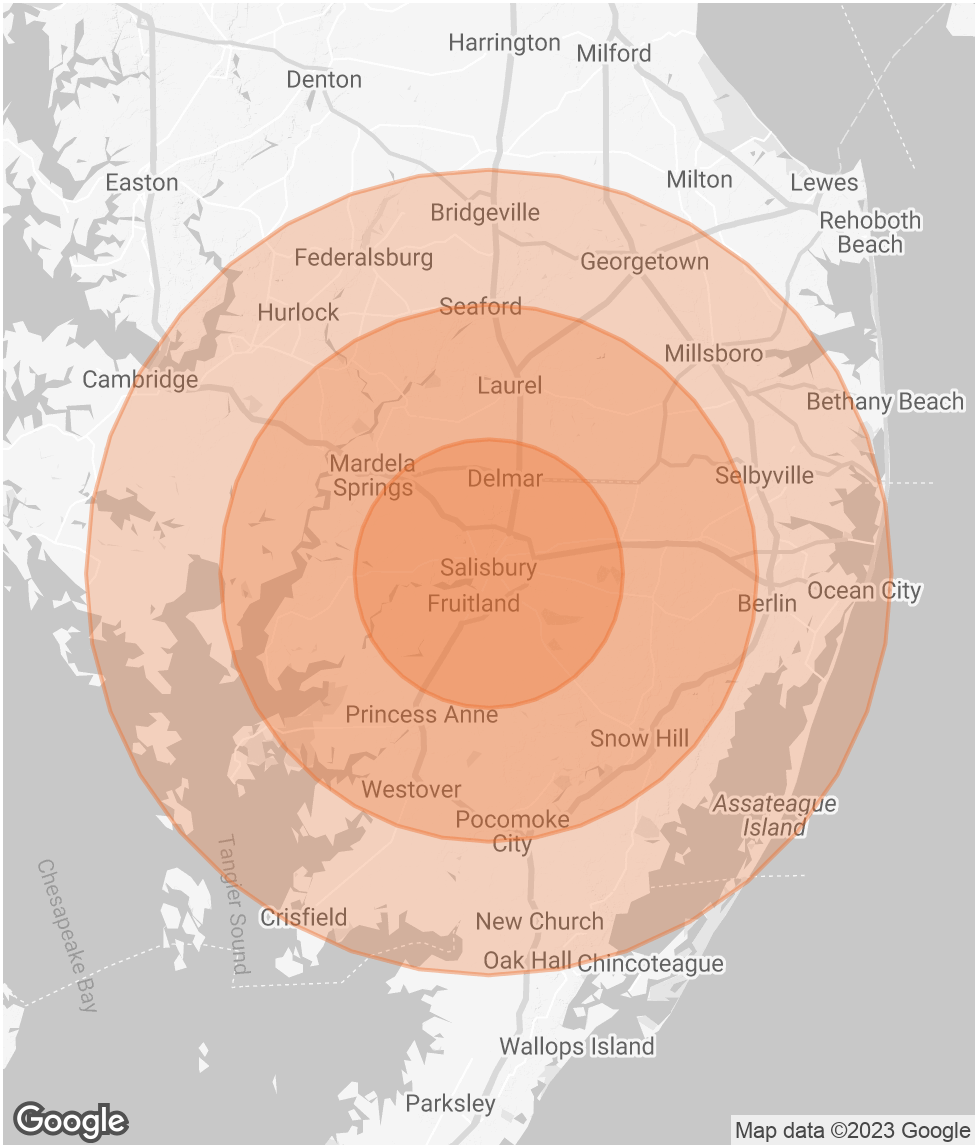
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	98,706	170,918	342,432
AVERAGE AGE	37.3	38.6	43.1
AVERAGE AGE (MALE)	36.5	37.7	42.2
AVERAGE AGE (FEMALE)	38.3	39.7	44.0

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	40,589	70,230	187,225
# OF PERSONS PER HH	2.4	2.4	1.8
AVERAGE HH INCOME	\$68,224	\$65,167	\$54,588
AVERAGE HOUSE VALUE	\$173,108	\$178,979	\$215,328

* Demographic data derived from 2020 ACS - US Census



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TONNEY INSLEY



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Senior Advisor

tonney.insley@svn.com
Direct: 410.543.2491 | Cell: 703.969.8825

MD #653457 // PA #RSR004485 DE #RS0037858

PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence. Ultimately, my client's goals are mine and if they win, we all win.

MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

TONNEY INSLEY
tonney.insley@svn.com

RYAN FINNEGAN
ryan.finnegan@svn.com

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RYAN FINNEGAN

Associate Advisor

ryan.finnegan@svn.com

Direct: 410.543.2440 x119 | Cell: 585.698.5198

PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan’s daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

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