

PENINSULA PHYSICAL THERAPY

A+ DRIVING 548-4444

720 E COLLEGE AVE SHOPPES

720 E COLLEGE
SALISBURY, MD 21801

Andrew Ball
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	40,200 SF
Available SF:	2,400 SF
Lot Size:	3.72 Acres

PROPERTY OVERVIEW

Great visibility from College Avenue. High traffic and good tenant mix including Hair Studio 720, Benjamin's Upscale Resale, and Beach Fever Tanning.

PROPERTY HIGHLIGHTS

- Great visibility
- High Traffic Area
- Great tenant mix

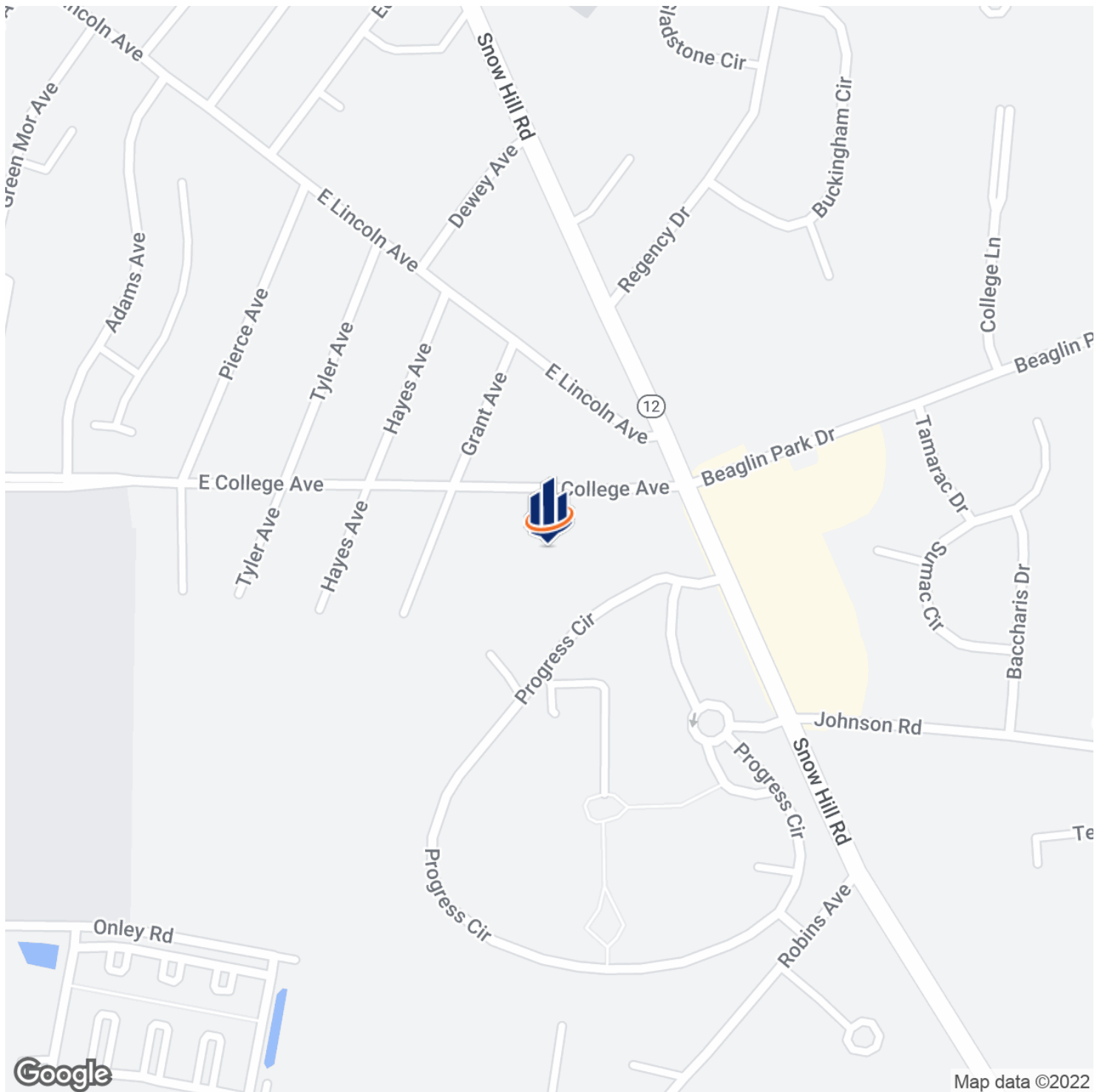
Units 3



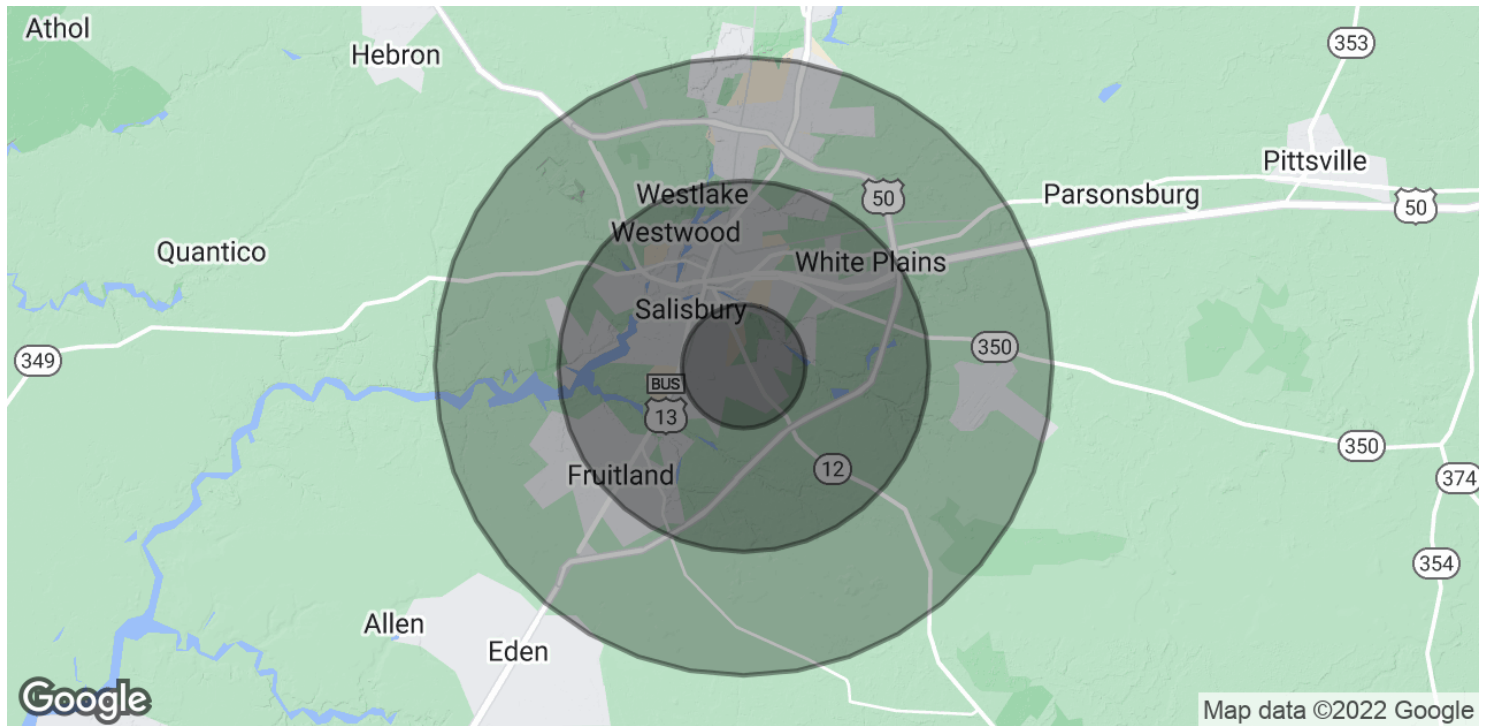
PROPERTY DETAILS

720 College Avenue Shoppes-Unit 3 is a 1200 sq ft space at 720 E. College Shoppes. Former gym with 3 distinct offices, common areas, large waiting area and single bathroom . \$11 per SF with a NNN lease.

Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,703	46,472	71,181
Average age	28.4	32.1	33.4
Average age (Male)	28.7	30.9	31.8
Average age (Female)	26.0	32.5	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,062	17,596	26,778
# of persons per HH	2.5	2.6	2.7
Average HH income	\$46,472	\$55,080	\$61,619
Average house value	\$183,937	\$199,357	\$212,494

* Demographic data derived from 2020 ACS - US Census

Additional Photos



Additional Photos



Advisor Bio 1



ANDREW BALL

Senior Advisor

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MD #36569

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors

Maryland Association of Realtors

Coastal Association of Realtors

CPM Candidate- Commercial Property Manager

SVN | Miller Commercial Real Estate

206 E. Main Street

Salisbury, MD 21801

410.543.2440

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