

SALE / LEASE

Berlin Professional Center Unit 502

314 FRANKLIN AVE

Berlin, MD 21811

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	5,396 SF
PRICE / SF:	\$148.26
YEAR BUILT:	2001

PROPERTY OVERVIEW

Unit 502 offers over 5,000 sf of office space in the most well established medical/professional office park in Berlin, MD. Most recently occupied by Peninsula Orthopedic Associates, the space is currently set up as a medical office with a waiting room, private offices, exam rooms, and a break area. We have two employee entrances in the back of the unit, a front entrance equipped with automatic sliding doors leading into a large waiting room.

PROPERTY HIGHLIGHTS

- New roof 2021
- Parking lot sealed and stripped 2022
- Easily accessed from Rt 113
- Historically low vacancy center

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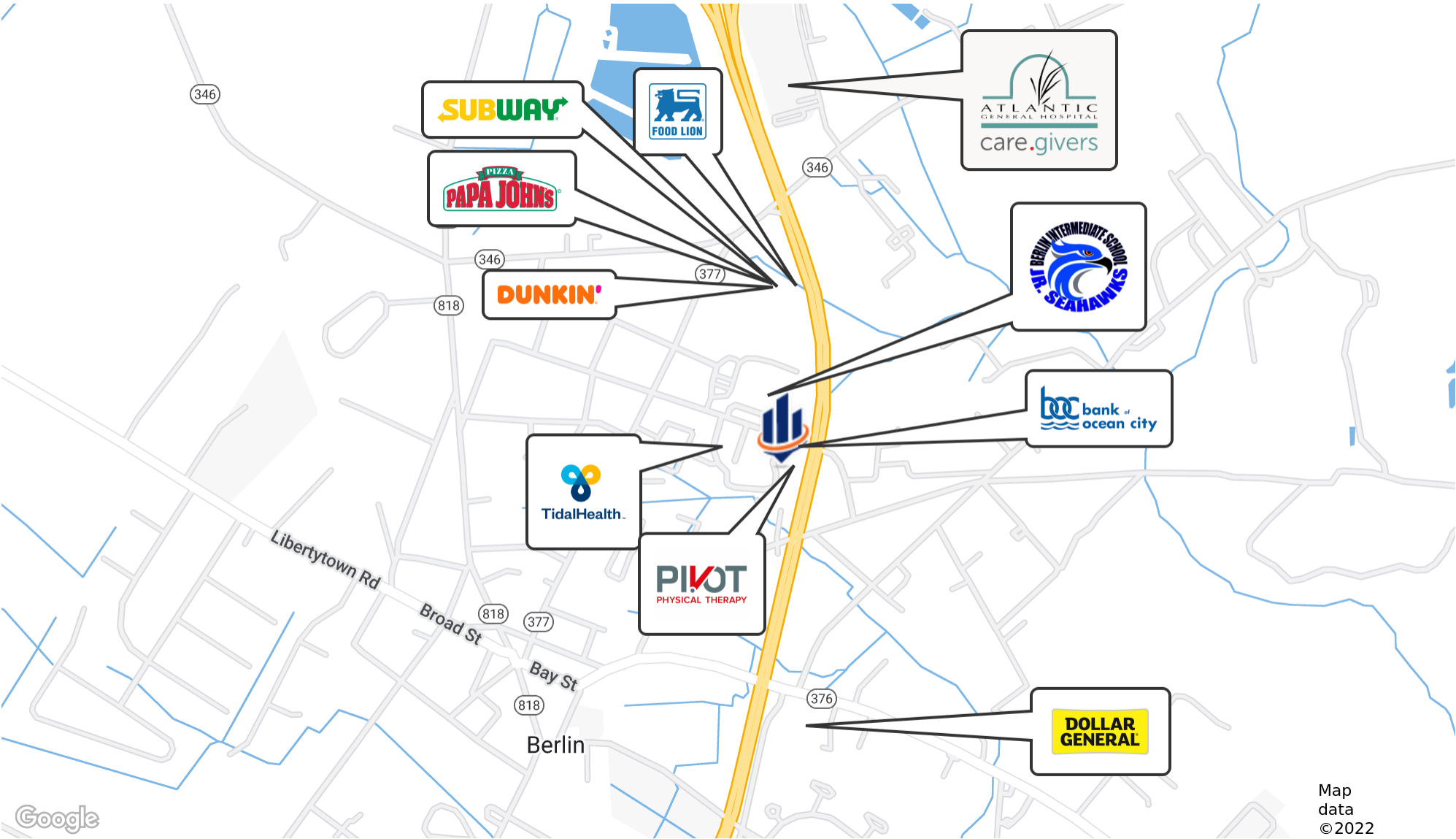
ADDITIONAL PHOTOS



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RETAILER MAP



Google

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

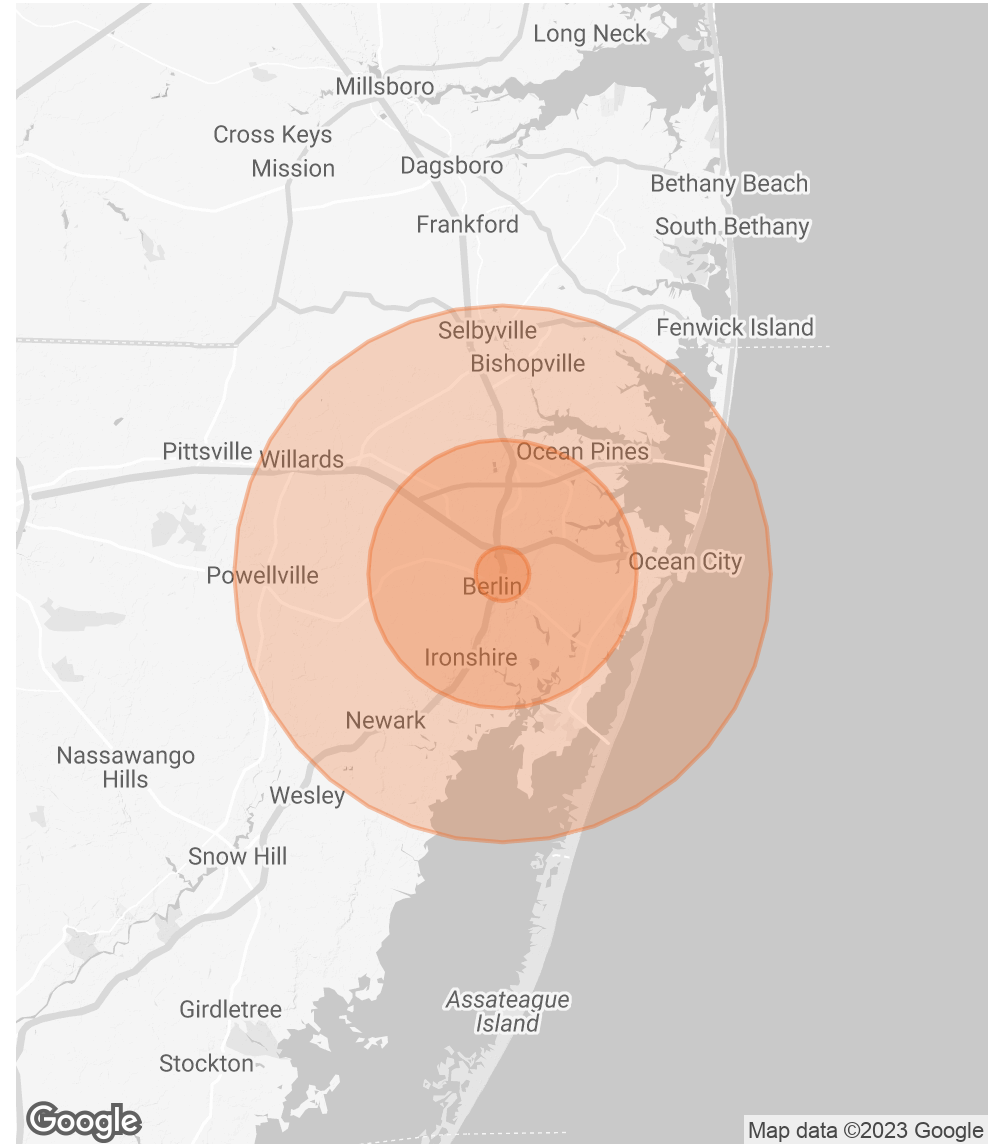
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,390	14,137	43,782
AVERAGE AGE	35.0	44.6	48.3
AVERAGE AGE (MALE)	35.3	44.1	47.4
AVERAGE AGE (FEMALE)	33.8	44.9	49.1

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	865	5,805	18,589
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$59,874	\$69,454	\$79,231
AVERAGE HOUSE VALUE	\$496,781	\$387,156	\$405,094

** Demographic data derived from 2020 ACS - US Census*



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Senior Advisor

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MEMBERSHIPS

National, Maryland and Coastal Association of Realtors

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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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