



LEASE

Eastern Shore Drive Warehouse

914 EASTERN SHORE DR UNIT B

Salisbury, MD 21804



PRESENTED BY:

CHRIS PEEK, CCIM

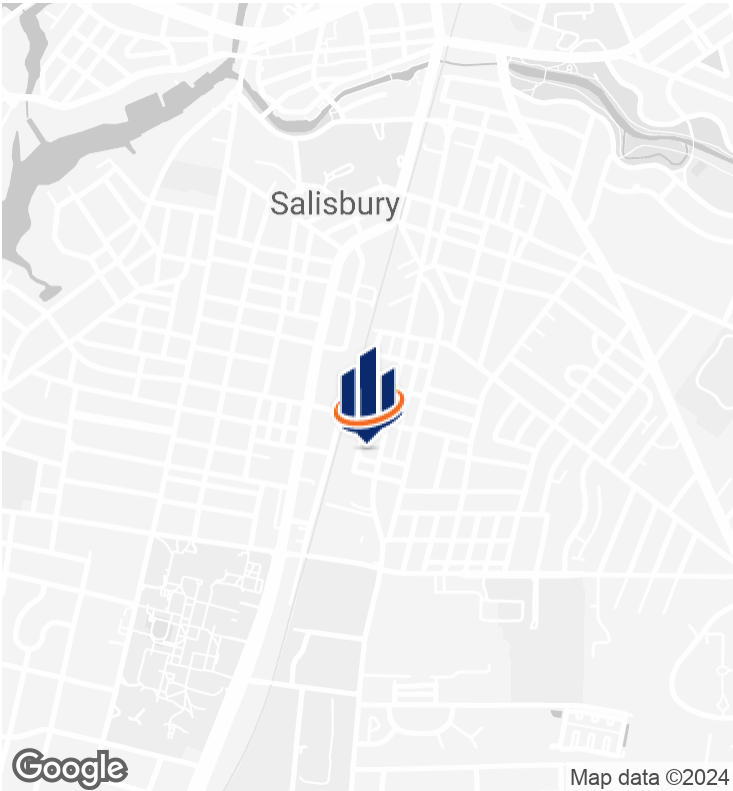
O: 410.603.9112

chris.peek@svn.com

MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,300.00 per month (MG)
BUILDING SIZE:	2,700 SF
AVAILABLE SF:	2,700 SF
LOT SIZE:	10,434 SF
YEAR BUILT:	1960
ZONING:	GC
MARKET:	Eastern Shore
SUBMARKET:	Salisbury
APN:	13-051917

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PROPERTY OVERVIEW

This is part of the building at 914 Eastern Shore Drive. The property was originally a body shop facility in two sections. The "A" section at 914 Eastern Shore Drive Unit A was converted to a professional medical office. The 2700 sq ft unit "B" section was left as a partially finished warehouse. This section is what is being offered for lease.

The 2700 sq ft section is approximately 95.5' x 28.5' interior wall to wall (2700 sq ft+/-). Zoning is City Of Salisbury General Commercial. There are 2 overhead doors. The one facing the rear parking lot is 12' high x 16' wide. The overhead door facing the south side driveway is 10' high x 12' wide. There is a bathroom in the facility but it is not connected. The Landlord will connect electric to the unit but beyond that, the space is being delivered and leased "as is". If a Tenant wants to undertake their own improvements we can have that discussion. Per the overhead aerial view, the rear parking lot is mostly occupied by patients 9-5 weekdays. This is why we are primarily looking for warehouse users with limited on-site parking requirements.

Given that this space is immediately adjacent to their medical offices the Landlord will be somewhat selective as to what uses they will allow. The space is being marketed as basic, drop-storage warehouse space. The GC zoning allows for a wide range of uses. The Landlord may entertain other uses than pure warehouse but they will have to be compatible with the existing, adjacent office

Chapter 17.36 GENERAL COMMERCIAL DISTRICT

17.36.010 Purpose.

The purpose of the general commercial district is to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities.

To alleviate problems with traffic congestion and unnecessary turning movements, unified access and consolidation of businesses are encouraged. Because of the potential impact of these types of activities, special landscaping and screening requirements are established for certain use.

The following uses, standards and area regulations have been established consistent with this purpose.
(Ord. 1599 § 1 (part), 1995: prior code § 150-65)

17.36.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Apartment units, in accordance with chapter 17.168;
2. Bank;
3. Bakery;
4. Boardinghouse/rooming house;
5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
7. Church and other place of worship;
8. Club, lodge and fraternal organization;
9. Cultivation of land;
10. Cultural uses, such as museum, library or art gallery;
11. Dry-cleaning plant;
12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
13. Firehouse;
14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
15. Greenhouse, florist and nursery;
16. Hotel, motel or motor hotel;
17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;

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18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;
 19. Lumber and building supplies;
 20. Marina;
 21. Medical-care facility;
 22. Medical and dental office and clinic;
 23. Police station or substation;
 24. Parking garage, public or private;
 25. Mixed use building as defined in Section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;
 26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
 27. Office or office building for more than one office;
 28. Radio or television broadcasting station or studio;
 29. Retail sales;
 30. School of special instruction;
 31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;
 32. Taxi and limousine service;
 33. Theater, excluding drive-in theater;
 34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale sales;
 35. Group domiciliary care facility;
 36. Townhouse development, in accordance with chapter 17.224.

(Ord. 1786 § 6, 2000; Ord. 1599 § 1 (part), 1995; prior code § 150-66)

(Ord. No. 2734 , 9-12-2022)

17.36.030 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Animal hospital or kennel or any other facility for the treatment of animals with outside pens or runs;
- B. Bus terminal;
- C. Shopping centers, neighborhood, over thirty thousand (30,000) gross square feet of floor area, commercial and regional shopping centers in accordance with chapter 17.212;

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- D. Trucking and freight stations, terminals, and storage yards, excluding the above ground storage of flammable liquids, except for servicing vehicles owned or used in the conduct of the business;
 - E. Recreational establishment, indoor;
 - F. Day care facilities for the elderly and handicapped.

(Ord. 1690 § 2, 1998; Ord. 1599 § 1 (part), 1995; prior code § 150-67)

17.36.040 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Commercial auction;
- B. Communication tower, over seventy-five (75) feet in height or any other electronic communications facilities with more than one tower or more than one sending or receiving disk in accordance with chapter 17.220;
- C. Liquor stores and dispensaries (off-sale);
- D. Public or private utility building and uses;
- E. Recreational establishment, outdoor;
- F. Utility substation, in accordance with chapter 17.220;
- G. Compact concrete dispenser as an accessory use to a use listed in Section 17.36.020, permitted uses, and/or Section 17.36.030, uses permitted by special exception.

(Ord. 1599 § 1 (part), 1995; prior code § 150-68)

17.36.045 Prohibited uses.

Adult entertainment businesses, as defined in this title, shall be prohibited.

(Ord. 2048 § 2, 2008)

17.36.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Off-street parking lot or structure;
- B. Off-street loading and unloading facilities;
- C. Underground storage of flammable liquids for vehicles used in the conduct of the business of the principal use;
- D. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- E. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- F. Day-care services for employees or patrons of a permitted use.

(Prior code § 150-69)

ADDITIONAL PHOTOS



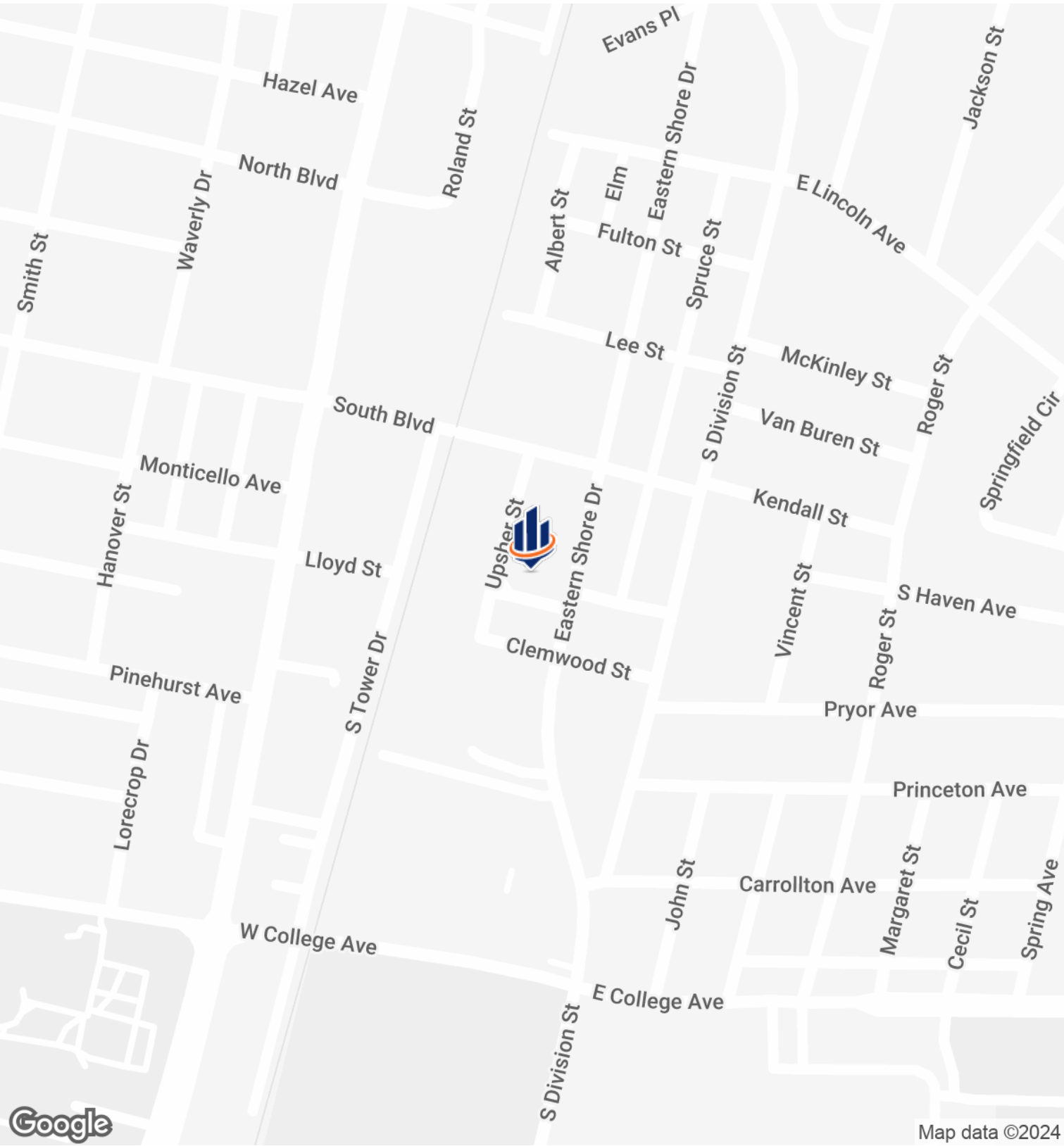
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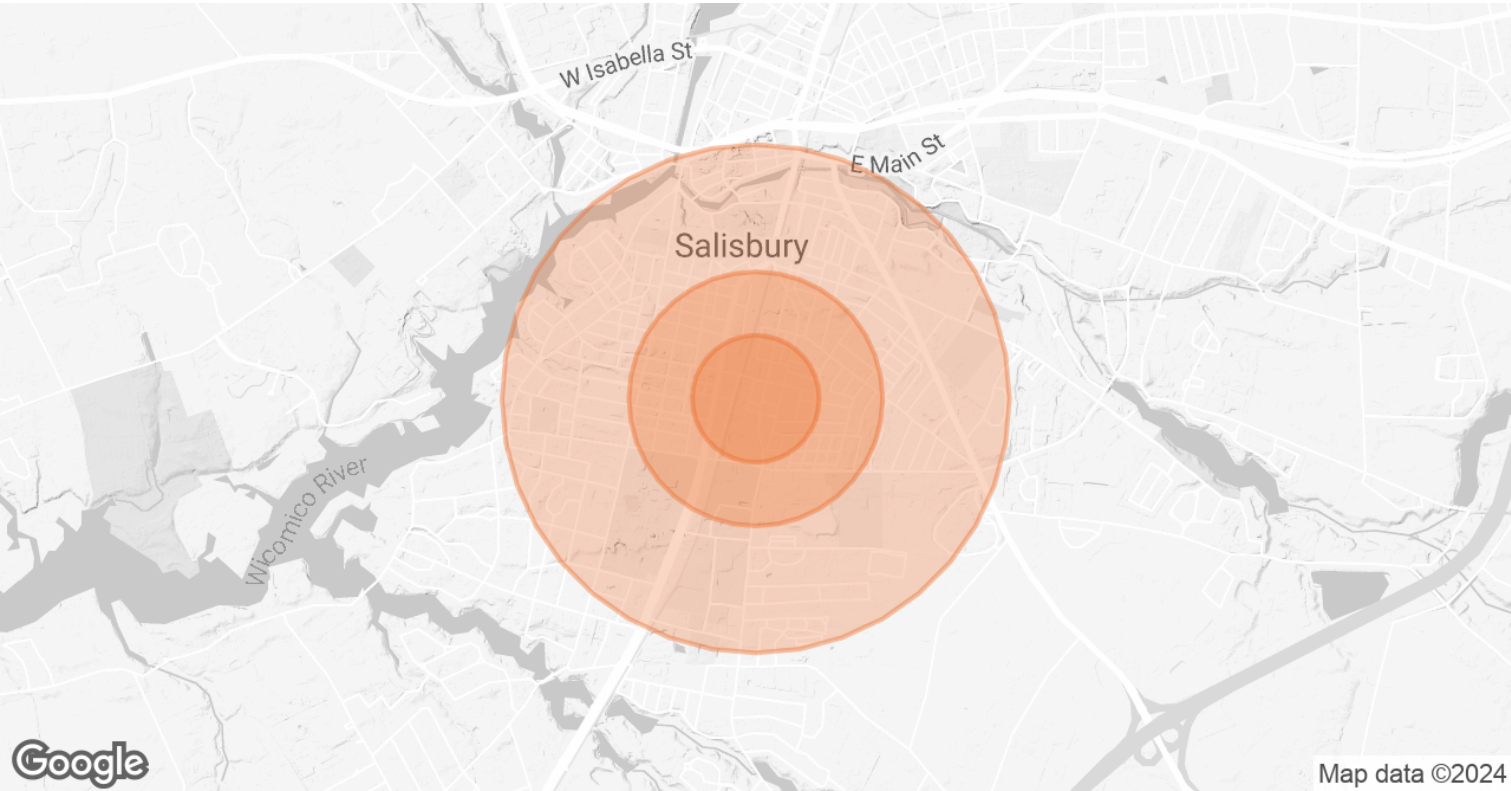
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,180	3,874	12,632
AVERAGE AGE	22.8	23.1	27.1
AVERAGE AGE (MALE)	26.1	27.3	27.8
AVERAGE AGE (FEMALE)	24.5	24.8	28.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	371	1,308	4,934
# OF PERSONS PER HH	3.2	3.0	2.6
AVERAGE HH INCOME	\$54,510	\$51,347	\$48,778
AVERAGE HOUSE VALUE	\$107,195	\$116,837	\$130,605

* Demographic data derived from 2020 ACS - US Census

CHRIS PEEK, CCIM
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MD #4155894

ADVISOR BIO 1



CHRIS PEEK, CCIM

Advisor

chris.peek@svn.com

Direct: **410.603.9112** | Cell: **410.603.9112**

MD #4155894

PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

EDUCATION

BS in Sociology and Statistics - University Of Maryland

MEMBERSHIPS

Certified Commercial Investment Member - CCIM

The Rotary Club Of Salisbury

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

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