

LEASE
905 S. Salisbury Blvd

Salisbury, MD 21804

PRESENTED BY:

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MD #597618

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	2,880 SF
AGE:	2008
CONDITION:	Excellent
VISIBILITY:	Highway
ZONING:	General Commercial

PROPERTY OVERVIEW

The highway commercial building was built brand new in 2008 and could be great for many uses. It was originally built for a boutique fitness facility so there is currently a fairly open floor plan with upgraded bathrooms. The building looks to be in excellent condition and is very well landscaped offering an inviting entrance. It is zoned general commercial that allows for a wide variety of uses. Great highway visibility and adjacent to a high volume full service car wash giving additional visibility and great brand awareness.

PROPERTY HIGHLIGHTS

- Zoning allows for a variety of uses
- Great highway visibility
- High volume location
- Nice curb appeal

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RETAILER MAP



Map
data
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ADDITIONAL PHOTOS



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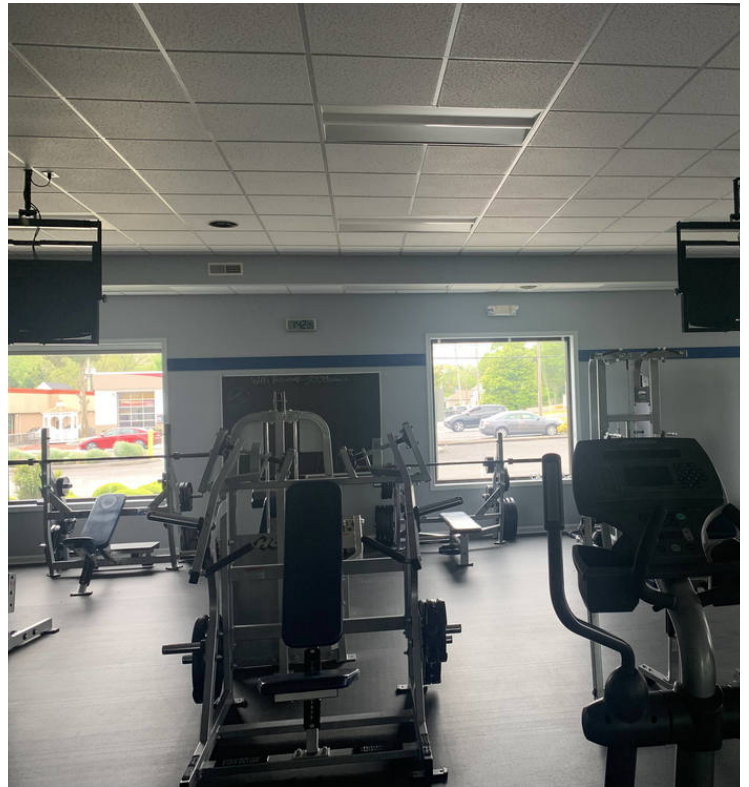
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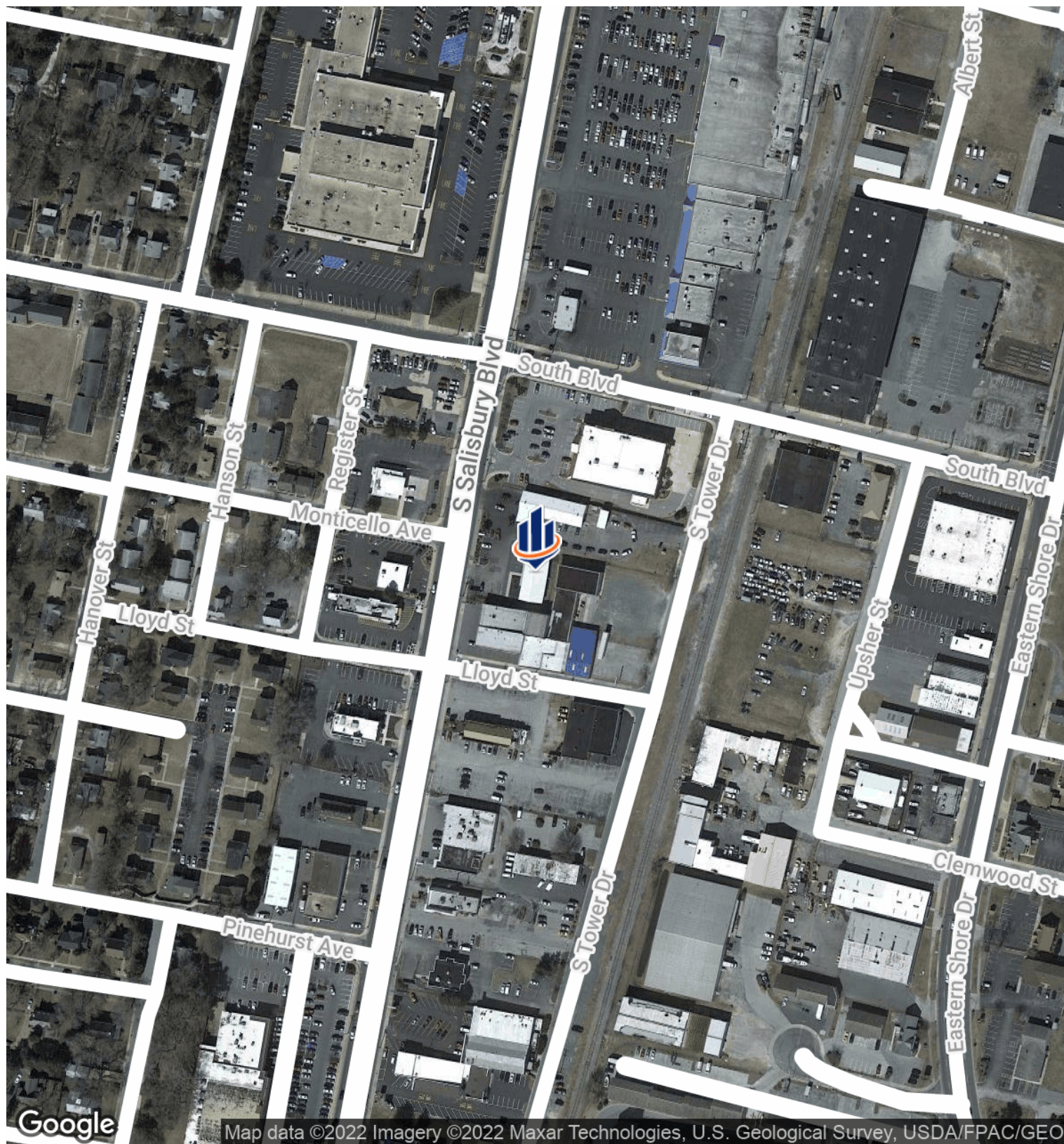
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LOCATION MAP



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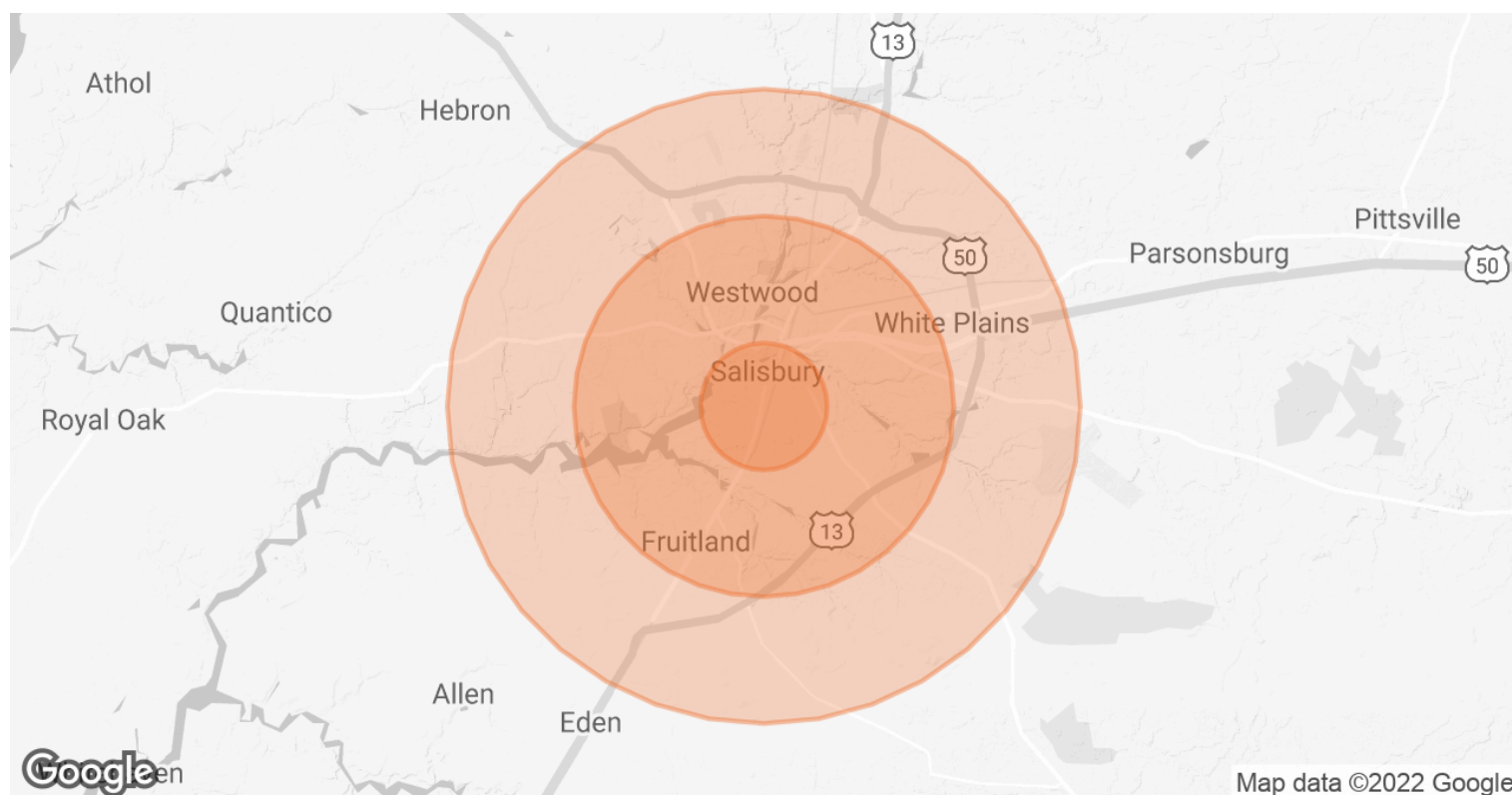
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,991	48,375	77,222
AVERAGE AGE	27.1	31.6	33.3
AVERAGE AGE (MALE)	26.9	30.6	31.9
AVERAGE AGE (FEMALE)	26.4	31.9	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,696	17,897	28,803
# OF PERSONS PER HH	3.0	2.7	2.7
AVERAGE HH INCOME	\$53,080	\$56,516	\$62,763
AVERAGE HOUSE VALUE	\$180,005	\$196,137	\$211,709

* Demographic data derived from 2020 ACS - US Census

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Wesley Cox, CCIM

Senior Advisor
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Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1200+ advisors. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and has helped secure over 800 real estate transactions totaling over \$400 million.

Wesley has been voted the Eastern Shore's "Best Commercial Realtor" three years in a row in 2019, 2020, and 2021. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtor's Community Service Award, and the Coastal Association Community Service Award. Wesley has also received the National Association of Realtor's "Commercial Award" multiple times given to top commercial brokers around the country. In addition, Wesley has been awarded the Rotarian of the Year.



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Henry Hanna, CCIM, SIOR

Council Chair of Industrial Properties
SVN | Miller Commercial Real Estate

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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