

LEASE

Sherman Square Center

1501 EDMORE AVE

Salisbury, MD 21801

PRESENTED BY:

CHRIS PEEK, CCIM

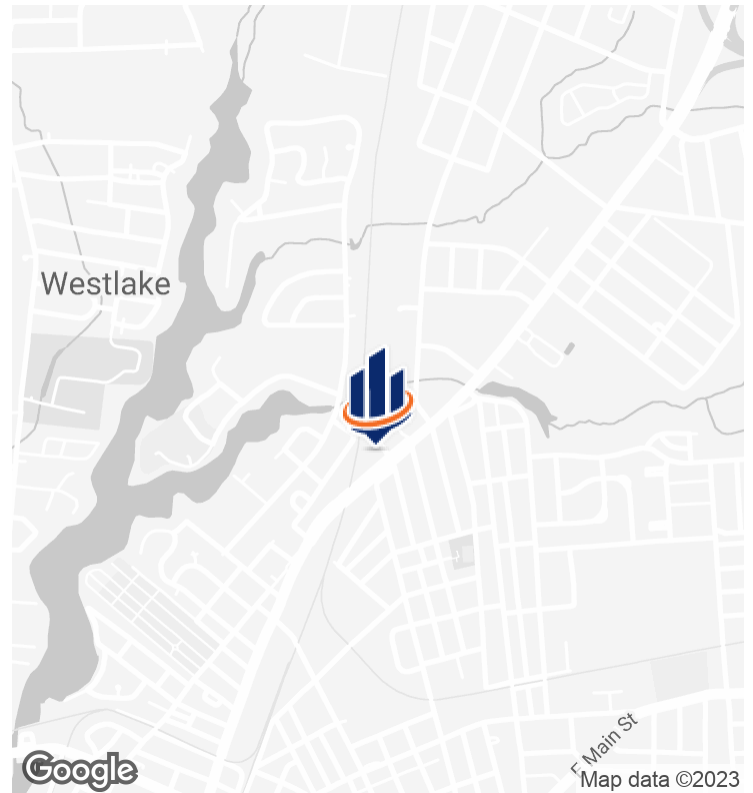
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MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,168.00 SF/yr (MG)
BUILDING SIZE:	2,250 SF
AVAILABLE SF:	2,250 SF
LOT SIZE:	1 Acres
ZONING:	General Commercial C-1
MARKET:	Eastern Shore
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

2250 sq ft area comprised of two connected spaces. Was previously the location of the Canvas Church. The base rent is \$1700. per month + pass-throughs for tax, insurance, and common annually = \$468. per month = \$2,168 per month total + utilities. Units are individually electrically metered and Tenants pay that bill directly to Delmarva power. Water and sewer are separately metered and billed quarterly by the city to the Landlord. This is passed through to the Tenant quarterly when the bill is received. The unit has an office and administrative area and an open church area. with an elevated stage. The space has 2 separate bathrooms.

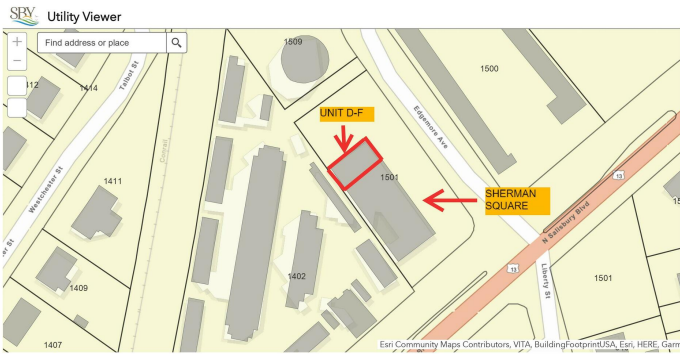
PROPERTY HIGHLIGHTS

- High Traffic Location
- Flexible C-1 Zoning
- Large Open Area With Stage
- 2 Bathrooms
- Multiple Private Offices

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ADDITIONAL PHOTOS



Sherman Square - 1501 Edgemore Ave Salisbury MD
Unit D1-F - 2250 sq ft



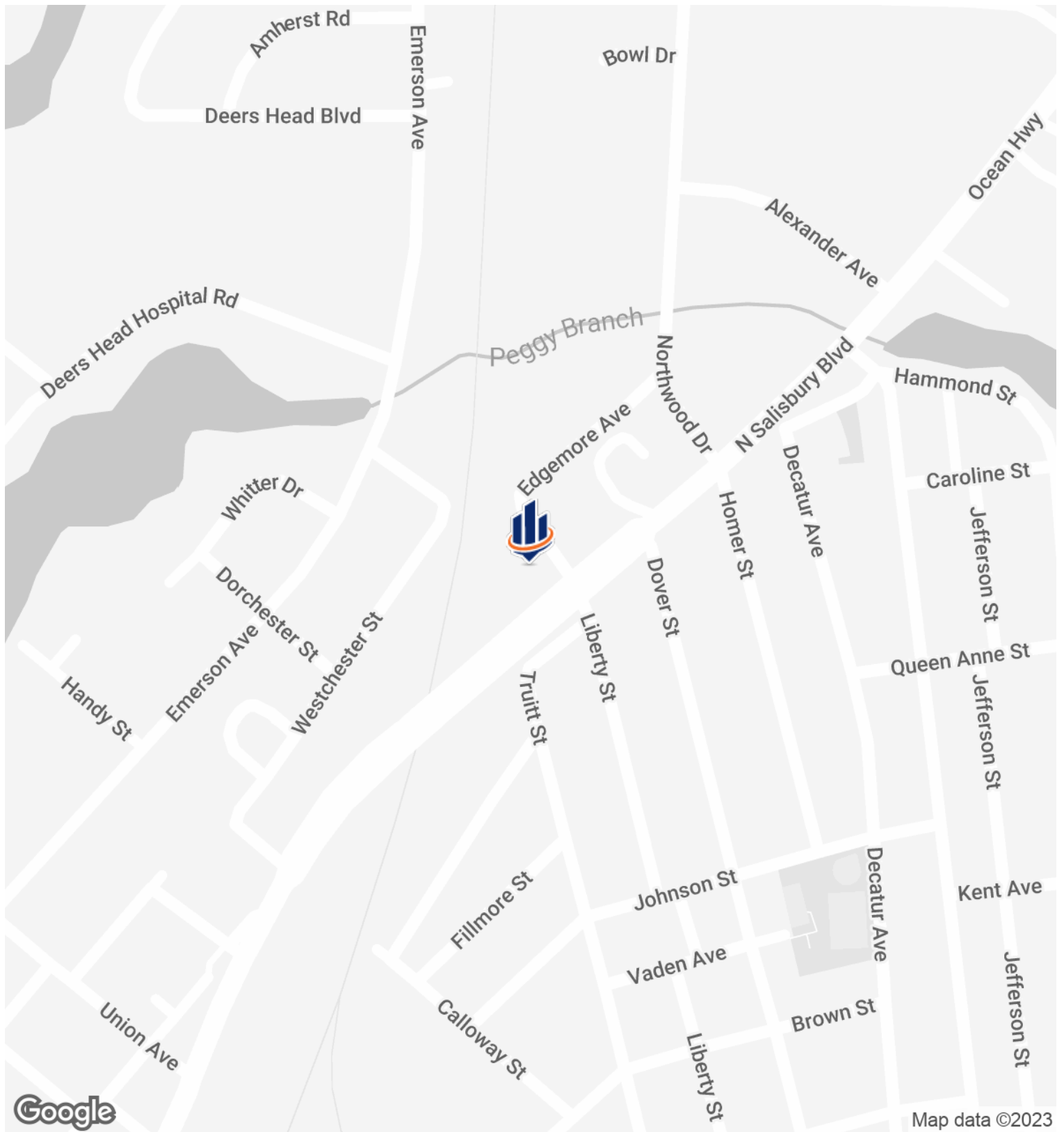
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LOCATION MAP



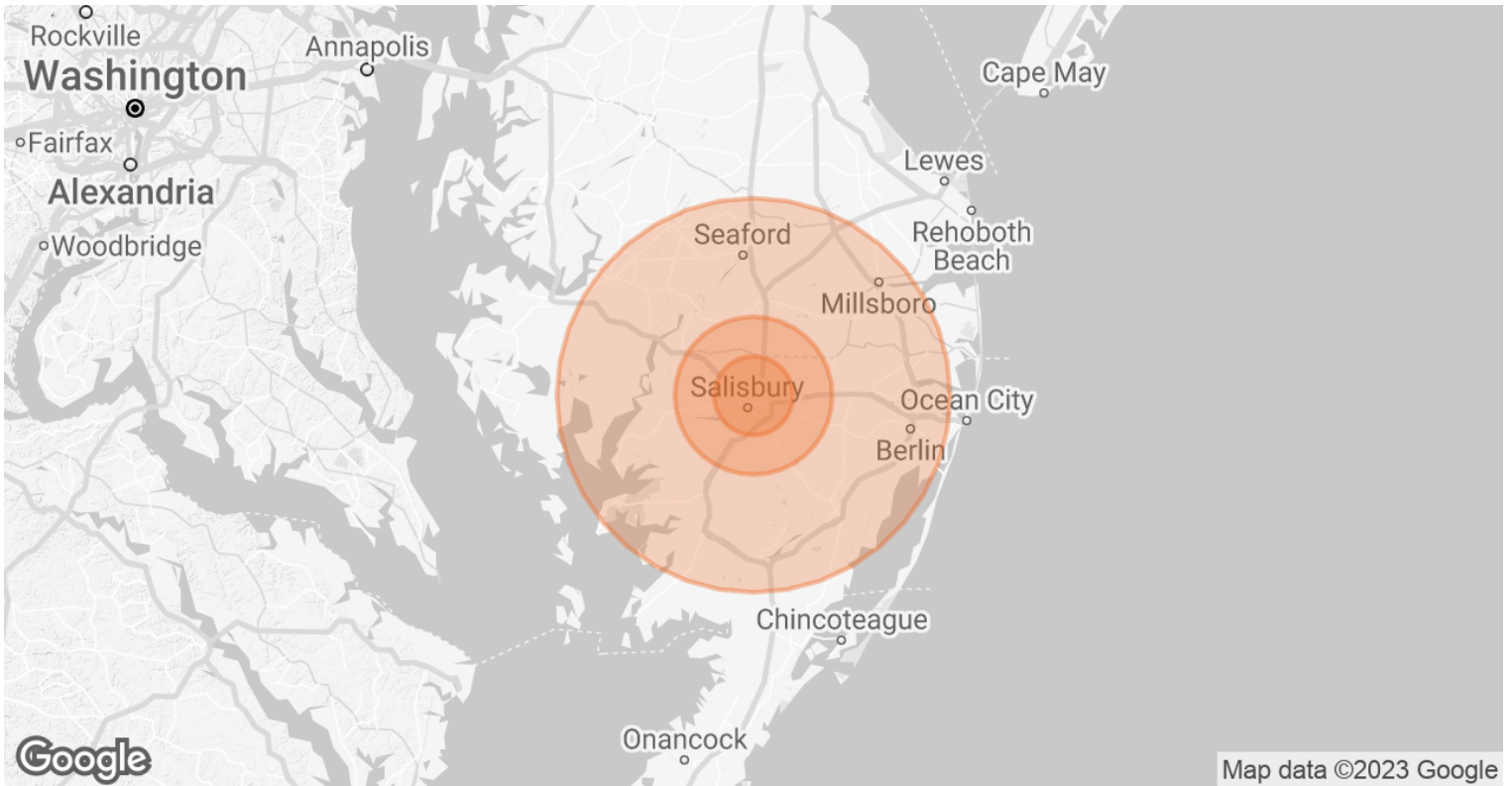
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DEMOGRAPHICS MAP & REPORT



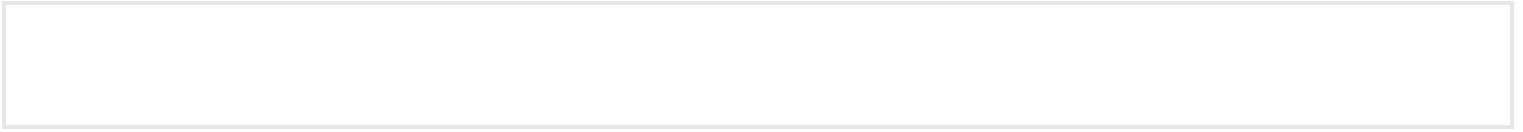
POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	72,171	102,147	266,179
AVERAGE AGE	35.2	37.5	41.4
AVERAGE AGE (MALE)	34.2	36.8	40.3
AVERAGE AGE (FEMALE)	36.1	38.3	42.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	29,588	41,900	116,547
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$64,875	\$68,041	\$64,180
AVERAGE HOUSE VALUE	\$156,264	\$173,302	\$200,230

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 4



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