



**LEASE**

# Affordable Office- Service - Retail Space in Salisbury Maryland on RT 13 North

**1501 EDGEMORE AVENUE UNIT B**

Salisbury, MD 21801

**PRESENTED BY:**

**CHRIS PEEK, CCIM**

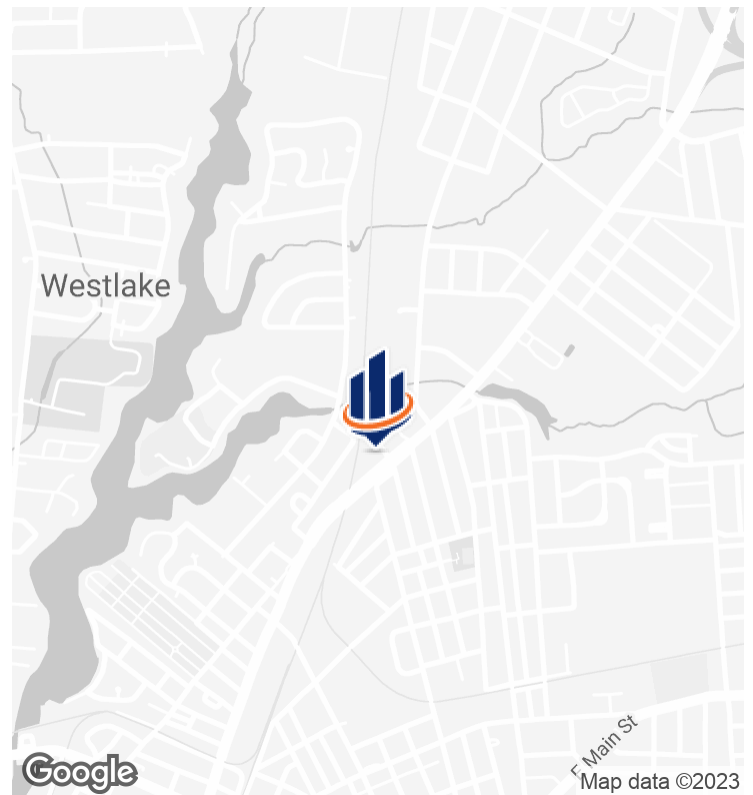
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MD #4155894



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,150.00 per month (MG)
<b>BUILDING SIZE:</b>	1,000 SF
<b>AVAILABLE SF:</b>	1 - 1,000 SF
<b>LOT SIZE:</b>	
<b>MARKET:</b>	Eastern Shore
<b>SUBMARKET:</b>	Salisbury

### PROPERTY OVERVIEW

1000 sq ft open large area with front office-conference room in front - see photos. Storage area and 2 bathrooms in rear. Unit is 1,000 sq ft. 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. Zoning is City fo Salisbury Commercial C-1 . The space has two separate bathrooms!

### PROPERTY HIGHLIGHTS

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## ADDITIONAL PHOTOS



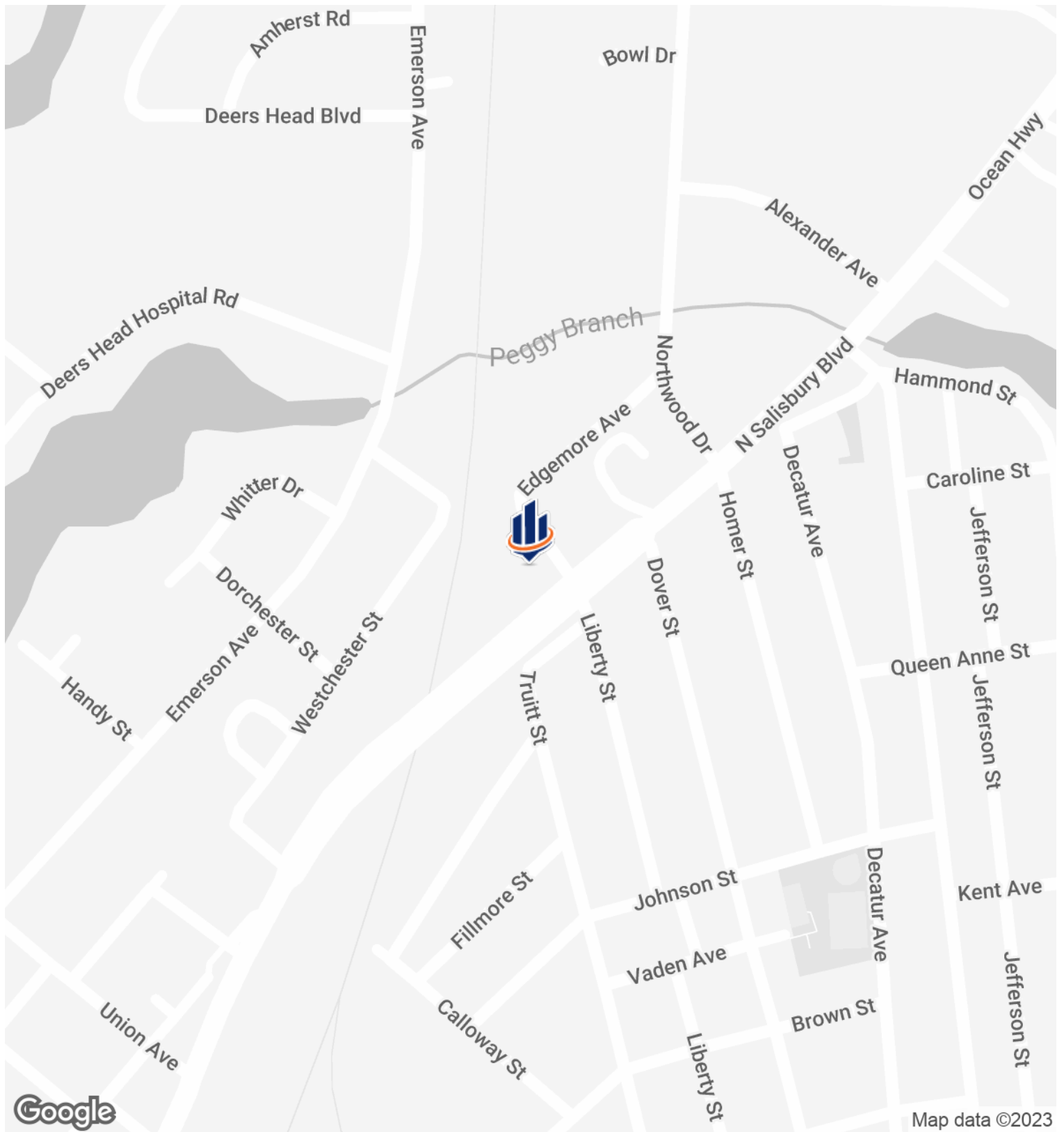
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# LOCATION MAP



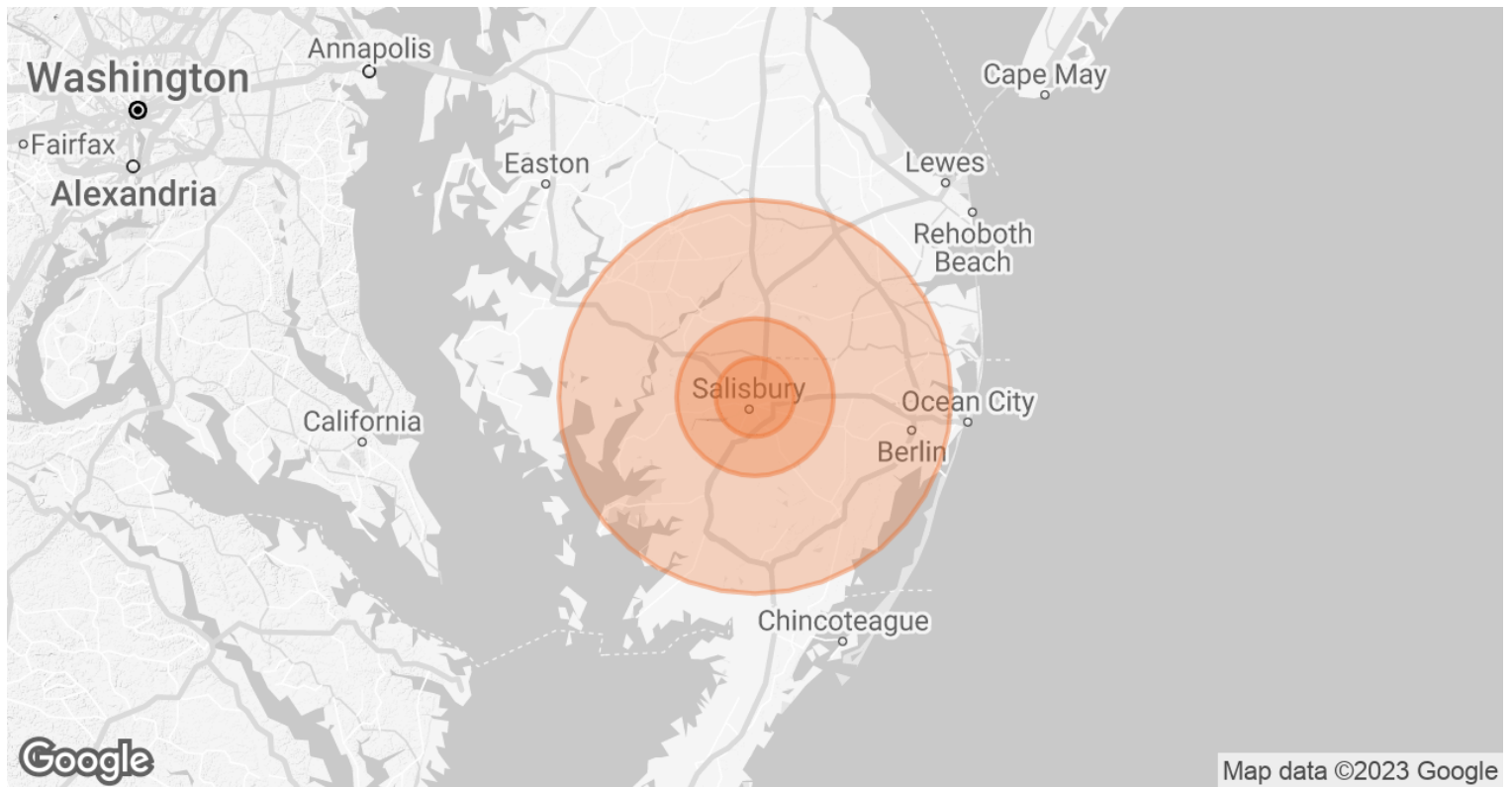
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# DEMOGRAPHICS MAP & REPORT



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

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO 3



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