

OFFICE FOR LEASE

229 W. Main, Salisbury, MD 21801



OFFERING SUMMARY

AVAILABLE SF:	2,577 SF
LEASE RATE:	\$1,850.00 SF/yr (NNN)
BUILDING SIZE:	5,107 SF

PROPERTY OVERVIEW

This is a fabulous opportunity to locate your business in the heart of Downtown Salisbury. This property has great architectural features and is currently in the process of being completely remodeled with lighting, new hvac system, carpet/paint including better signage, and updated security / controlled entry into the building after hours. Perfect for law, insurance, or sales provider. The "Plaza Building" is a Mixed-Use building directly on the Plaza (the downtown retail/service area) The Plaza consists of retail, restaurants, offices, apartments & condos, and WMDT television station. The building fronts two streets; W. Main Street (The Plaza) and Church St. (adjacent to U.S Rt. 50).

PROPERTY HIGHLIGHTS

- Ideal downtown Salisbury location
- Shared common area amenities
- Quick access to Rt 50 & Rt 13

KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building
MLS # MDWC2006420
Power Yes

LOCATION INFORMATION

Street Address 229 W. Main
City, State, Zip Salisbury, MD 21801
County Wicomico

BUILDING INFORMATION

Building Size 5,107 SF
Building Class B
Tenancy Multiple
Ceiling Height 10 ft
Minimum Ceiling Height 8 ft
Number of Floors 3
Year Built 1920
Construction Status Under construction
Condition Good
Number of Buildings 1
Floor Coverings Carpet

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC Yes

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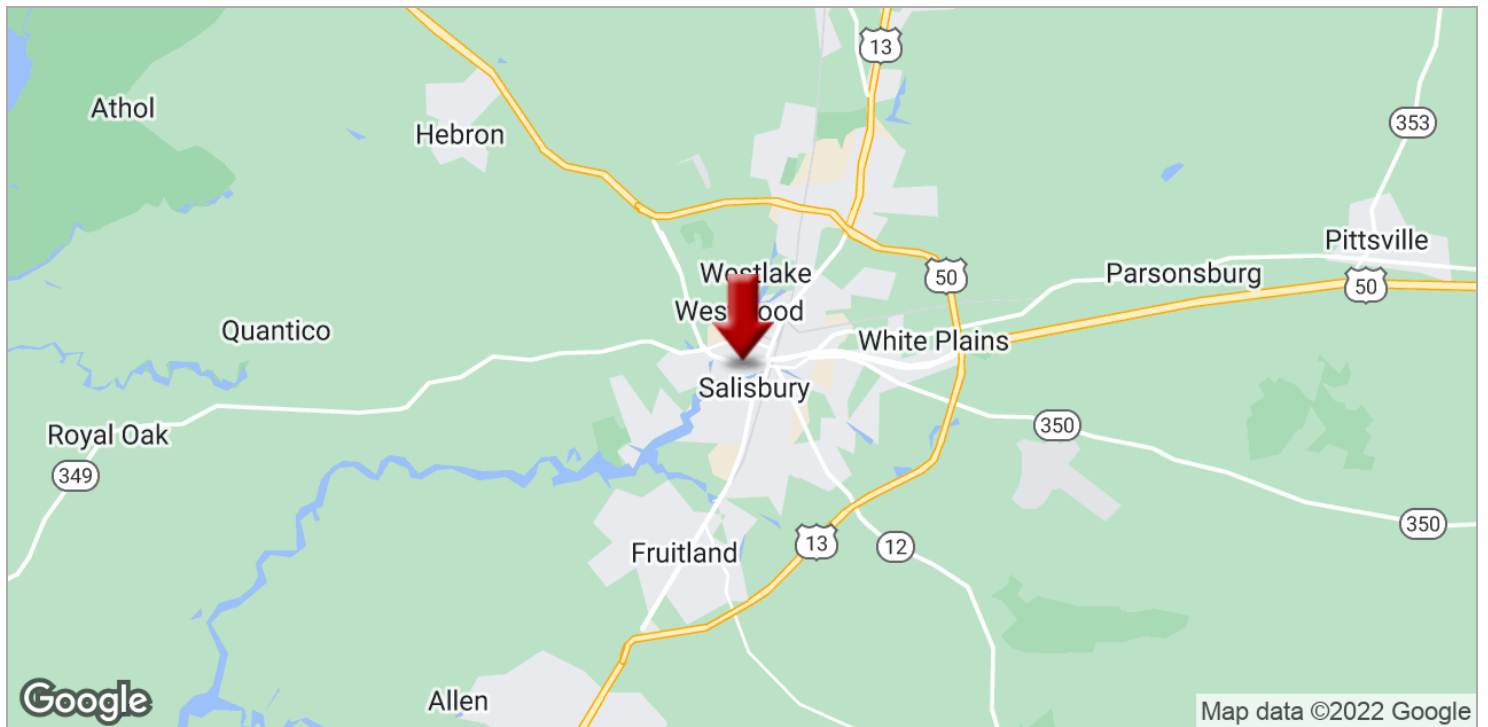
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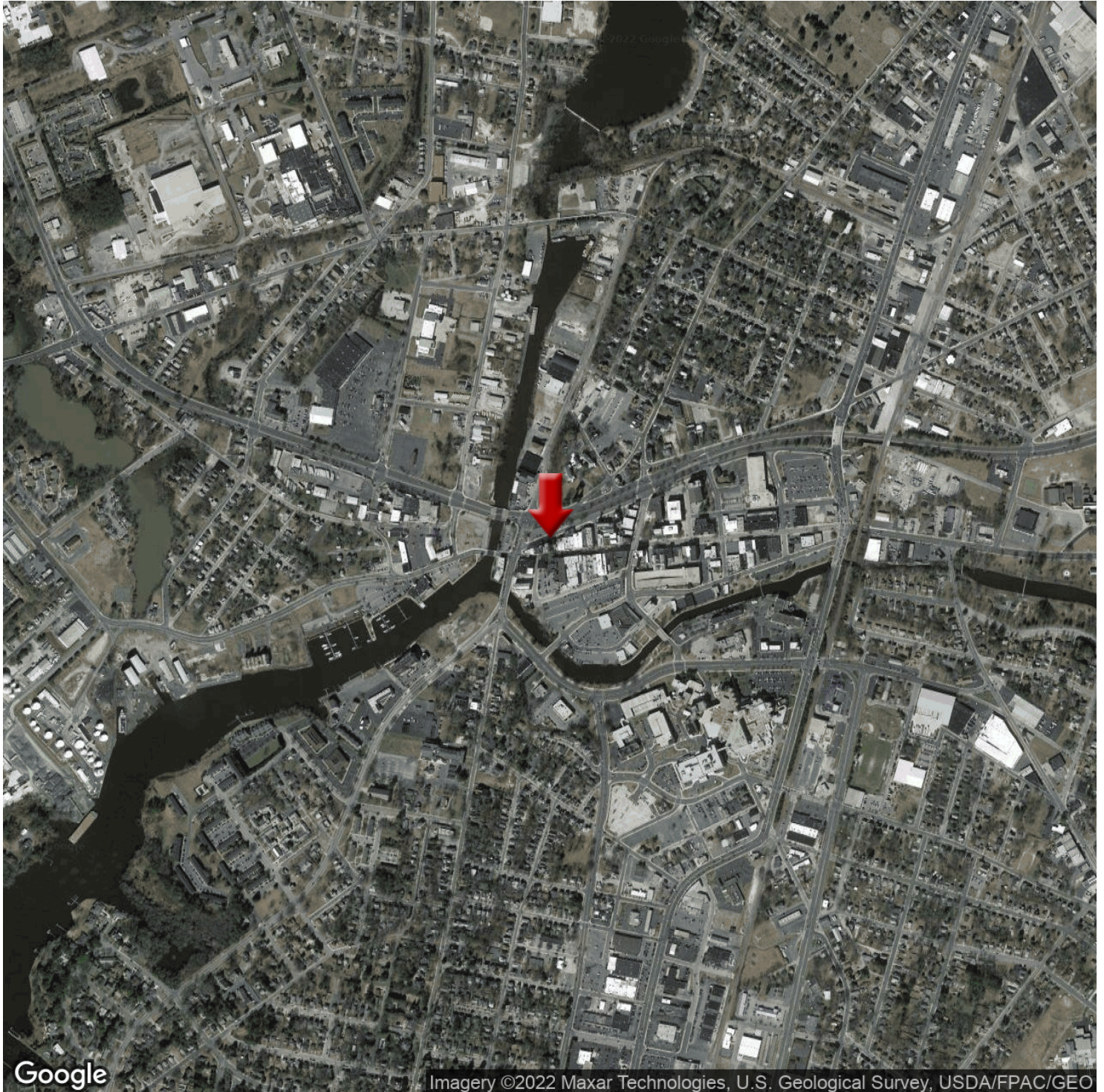
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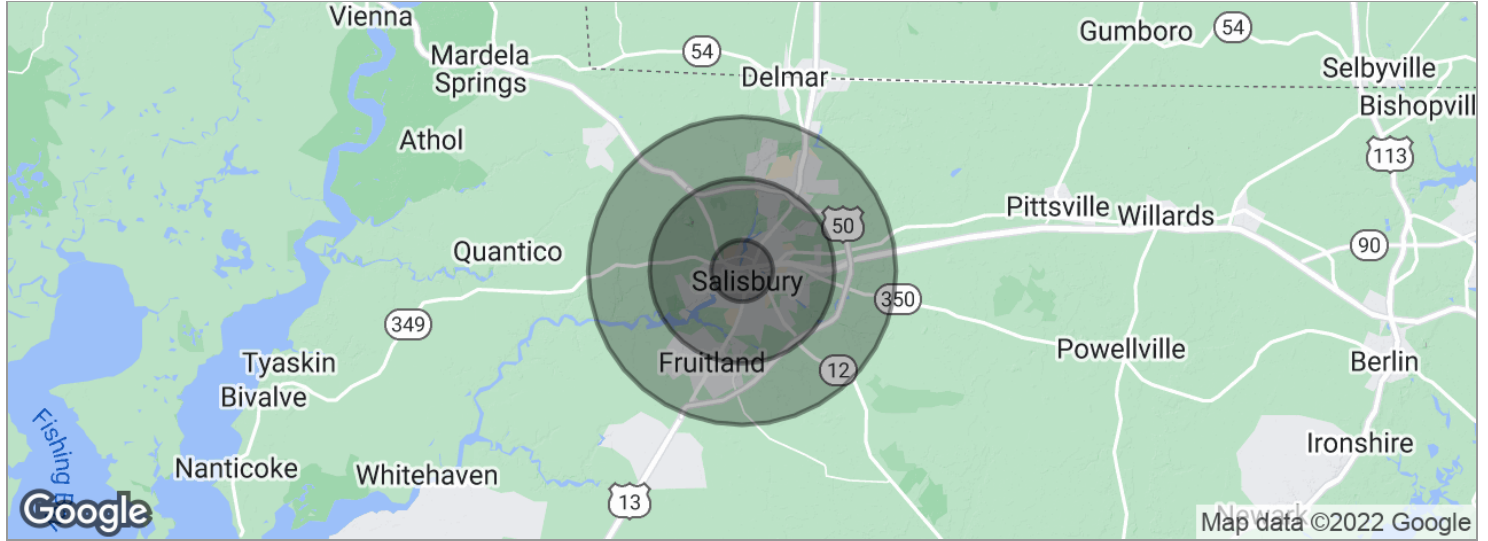
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,758	47,957	78,665
Median age	28.5	31.4	33.3
Median age (male)	28.7	30.3	31.8
Median age (Female)	29.1	31.9	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,814	17,698	29,326
# of persons per HH	2.8	2.7	2.7
Average HH income	\$49,427	\$55,510	\$62,230
Average house value	\$174,147	\$187,463	\$206,319

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Bret is a Salisbury University graduate with a degree in International Business Administration. While there, he gained valuable experience interning for the Commodity Futures Trading Commission. He began working with Keller Williams in the fall of 2012, specializing in commercial and residential rental portfolios. He started rehabbing houses while still in school and currently acts as the president of Collegiate Rentals, a real estate investment/holding company. Bret works hand-in-hand with several of the largest developers and landlords in Salisbury. He was recently hired by Wor-Wic Community College as an instructor for the real estate pre-licensing class, as well as courses on real estate investing. His knowledge of the industry and active participation combine for an unparalleled set of skills as your real estate consultant. Recently Bret sold, and is helping redevelop, three buildings in Downtown Salisbury, investing where he lives and works. In 2019 alone, he helped bring ten businesses downtown, which makes him an advocate for the community, as well as an active participant.

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