



SALISBURY HEALTH PAVILION

659 SOUTH SALISBURY BOULEVARD
SALISBURY, MD 21801

Andrew Ball
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Property Summary



OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$16.00 SF/yr [NNN]
Lot Size:	1.68 Acres
Year Built:	1946
Building Size:	27,289 SF
Zoning:	General Commercial
Market:	Eastern Shore of Maryland
Submarket:	Salisbury

PROPERTY OVERVIEW

3600 SF Medical/Professional Office Space- Highly desirable location with high traffic counts. Located in the center of town across from Wawa. Medical professionals may benefit from the patient volume generated by Express Care, MAT Clinic & Aqua Care.

PROPERTY HIGHLIGHTS

- 3600 SF Medical/Professional Office Space
- Located in the Salisbury Health Pavilion
- Route 13 Frontage & Access
- High Traffic Volume
- Turn-Key Move-In Ready!

Additional Photos



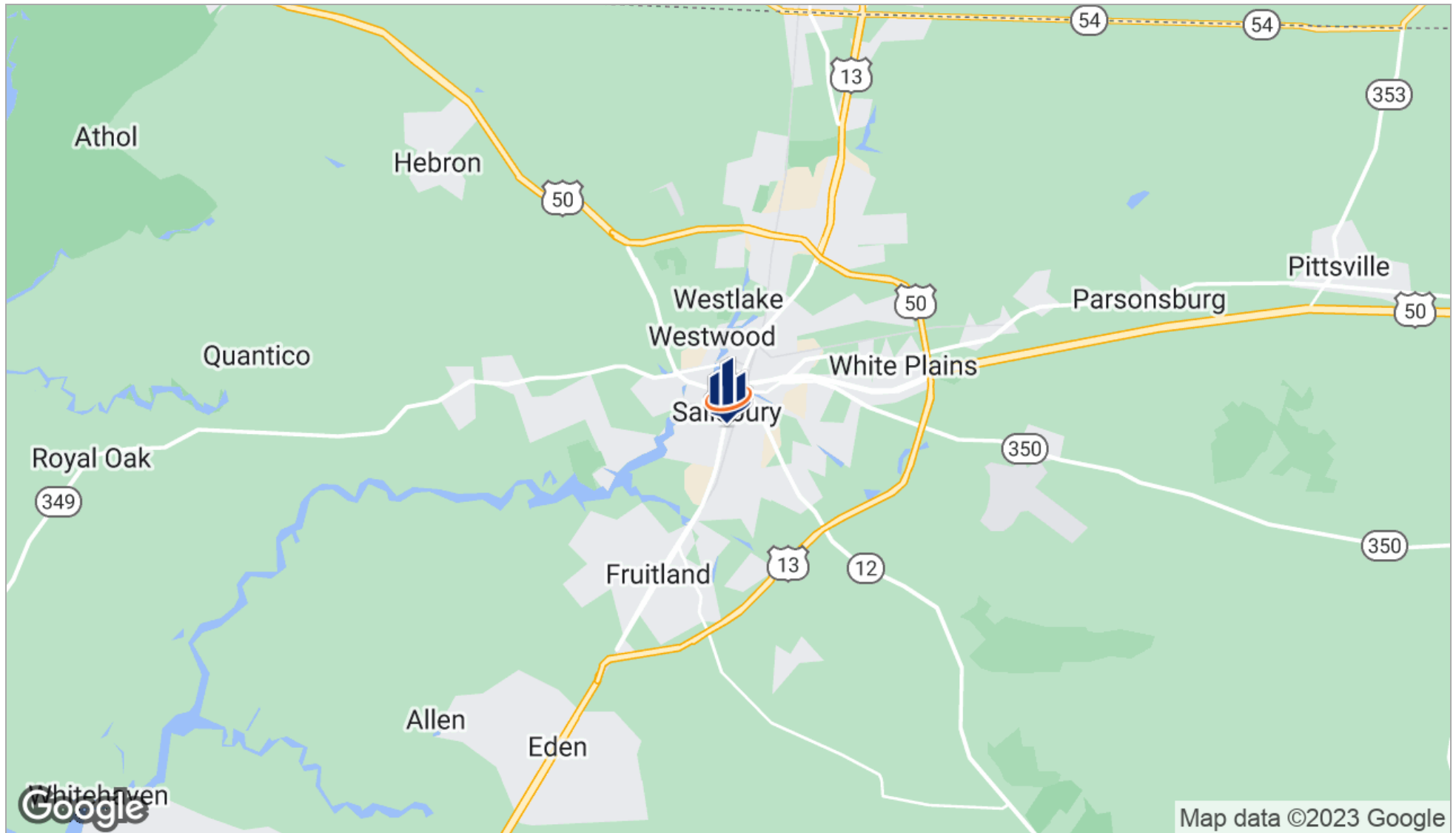
Additional Photos



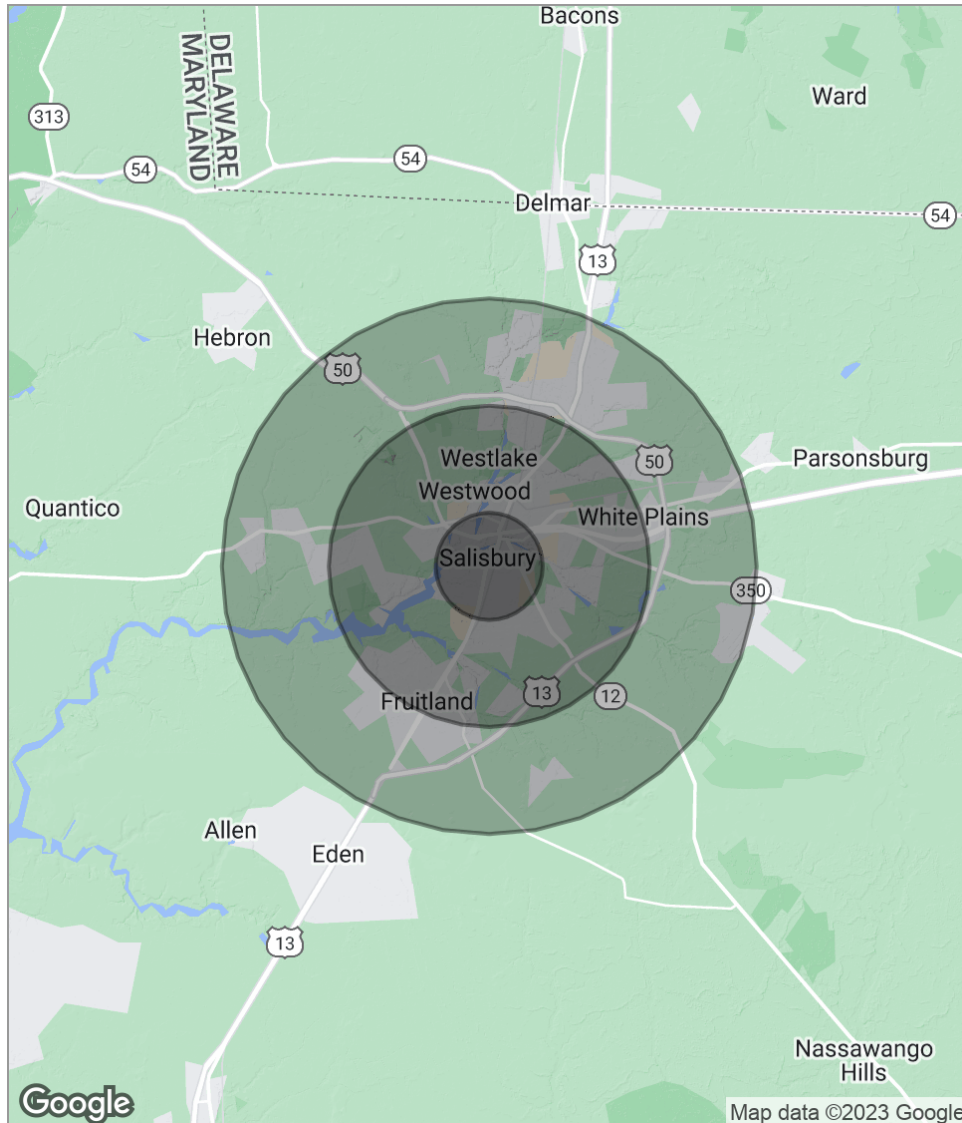
Aerial Map



Location Maps



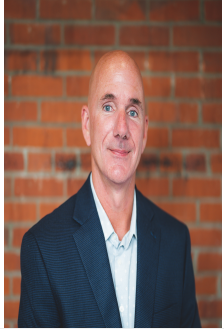
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,003	48,797	77,744
Median age	28.5	31.5	33.3
Median age [Male]	28.7	30.5	31.8
Median age [Female]	28.0	31.9	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,126	18,147	29,001
# of persons per HH	2.9	2.7	2.7
Average HH income	\$50,885	\$55,691	\$62,321
Average house value	\$169,380	\$192,483	\$209,179

* Demographic data derived from 2020 ACS - US Census

All Advisor Bios



Andrew Ball

Senior Advisor

SVN | Miller Commercial Real Estate

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

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