



NAYLOR MILL COMPLEX FOR LEASE

608-620 NAYLOR MILL RD
SALISBURY, MD 21801

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Property Summary



OFFERING SUMMARY

Available SF:	1,914 - 3,400 SF
Lease Rate:	\$4.50 - \$7.50 SF/yr (NNN)
Lot Size:	3.36 Acres
Year Built:	1987
Complex Size:	30,800 SF
Zoning:	Light Industrial
Market:	Eastern Shore of MD
Submarket:	Salisbury

PROPERTY OVERVIEW

Conveniently situated on the North side of Salisbury just minutes off Rt 13 via W Naylor Mill Rd, the Naylor Mill Complex consisting of 3 office/warehouse flex buildings. The property is zoned Light Industrial in the City and features ample on site parking, great frontage and exposure on Naylor Mill, and has a diverse tenant mix.

Two vacancies available at the complex - 1,914 - 3,400 SF office/warehouse spaces. See Available Spaces page for further details.

PROPERTY HIGHLIGHTS

- Located in the Opportunity Zone
- Convenient location off Route 13
- Flexible Configurations
- Vacancies Are Rare

Site Plan

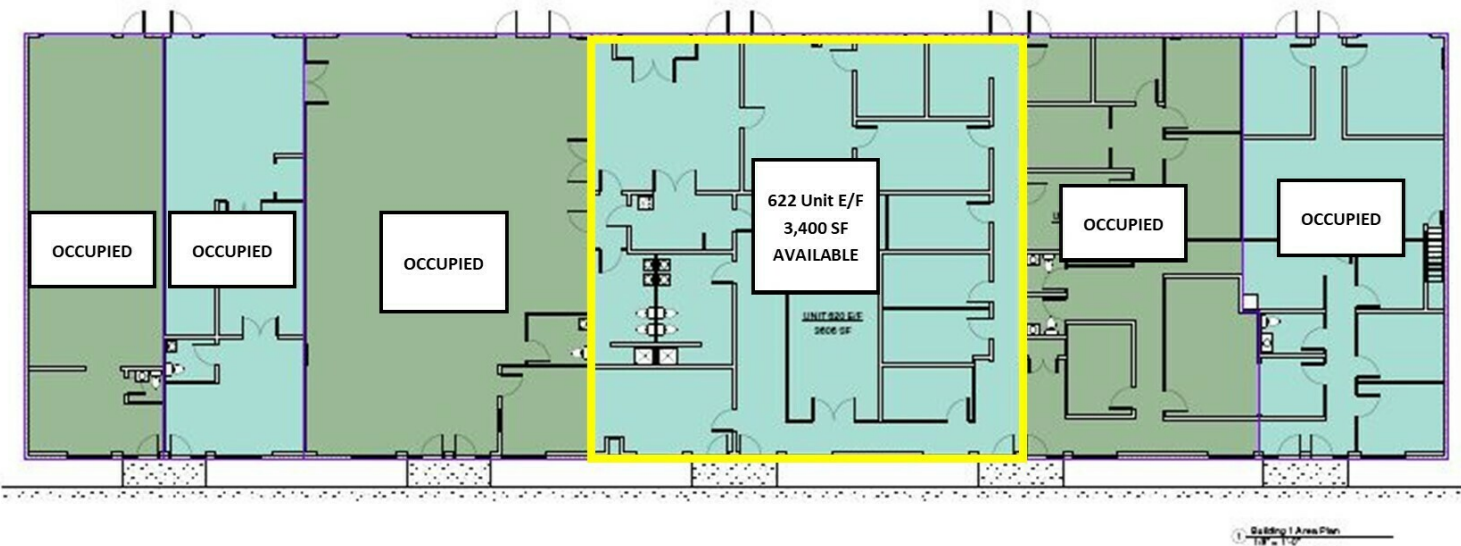


Available Spaces

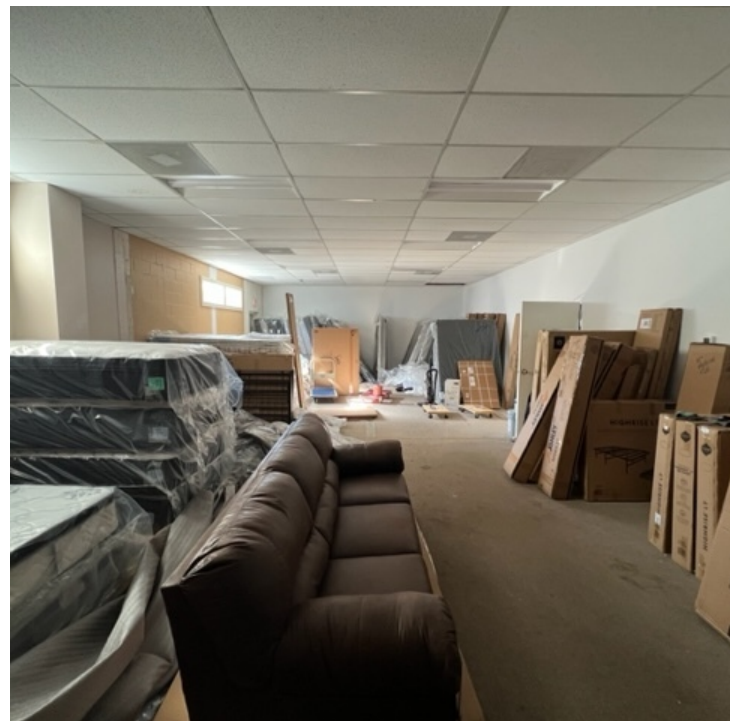


LEASE RATE:	\$4.50 - 7.50 SF/YR	TOTAL SPACE:	1,914 - 3,400 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
620 Naylor Mill G & H	Warehouse/Distribution	\$4.50 SF/yr	NNN	1,914 SF	Negotiable	Workshop space at rear of the property.
622 Naylor Mill Rd		\$7.50 SF/yr	NNN	3,400 SF	Negotiable	Open retail/showroom with storefront doors with storage and overhead door at rear of the space.
622 Naylor Mill Rd	Flex Space	\$8.00 SF/yr	NNN	2,400 SF	Negotiable	
Unit E		\$1.00 SF/yr	NNN	1 SF	Negotiable	
622 Naylor Mill Road		\$8.50 SF/yr	Gross	1,200 SF	Negotiable	



622 E/F Interior Photos



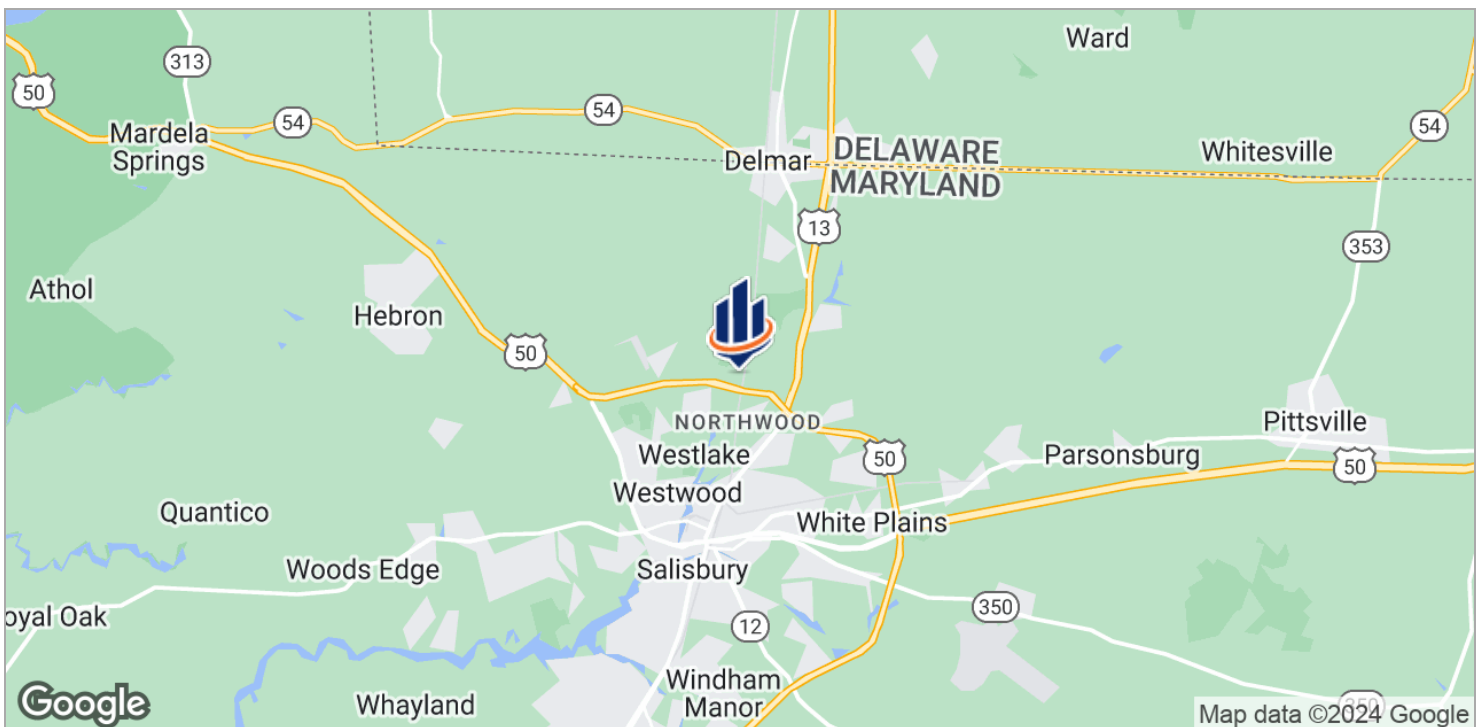
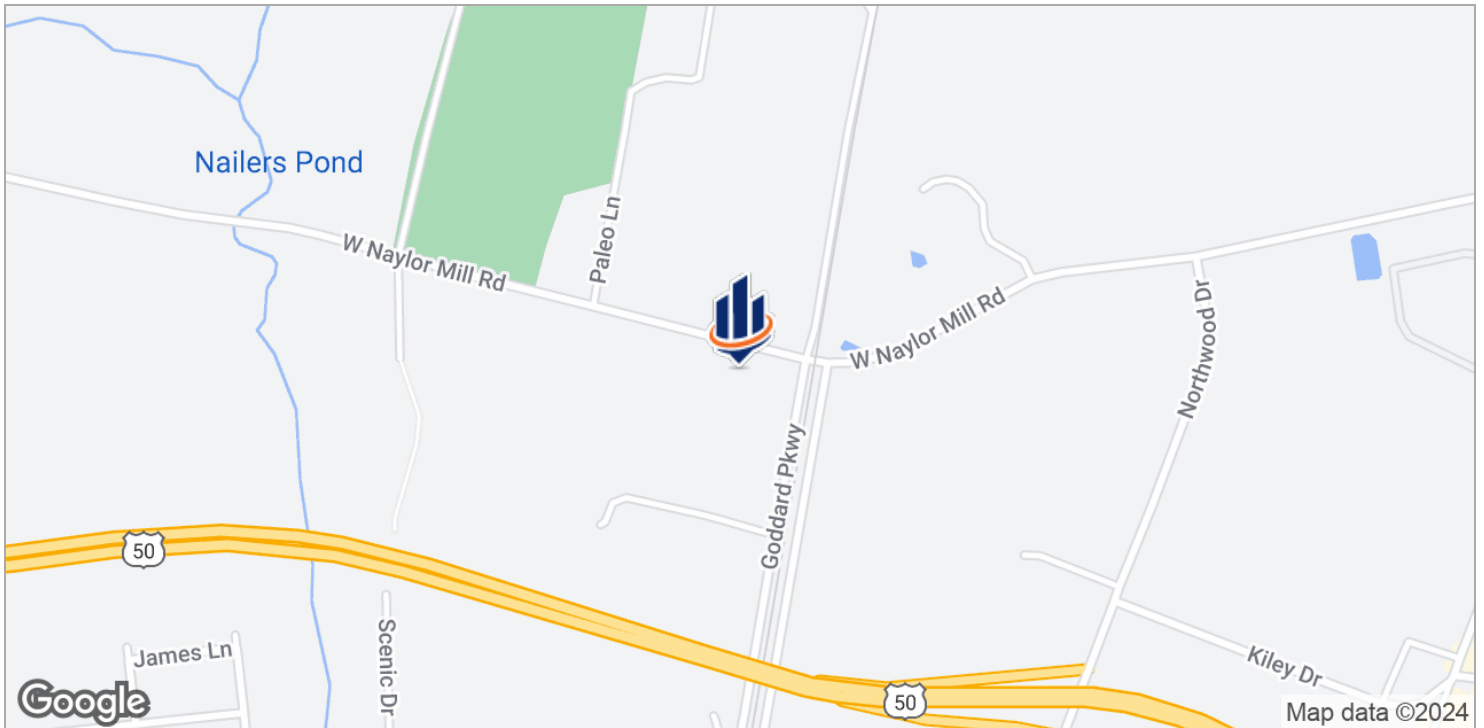
620 G Photos



622 Naylor Mill [Front]



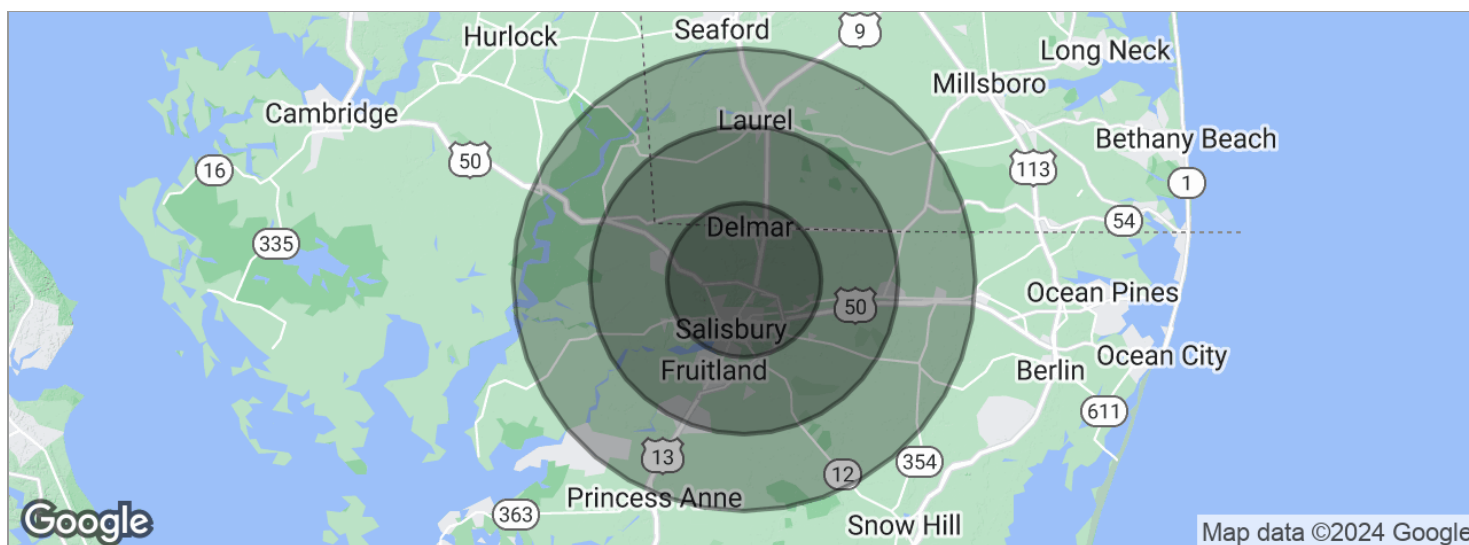
Location Maps



Parcel Boundaries



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	64,062	116,268	152,132
Median age	33.2	34.9	35.4
Median age [Male]	31.5	33.4	34.1
Median age [Female]	34.1	35.9	36.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,156	43,369	56,490
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,820	\$63,869	\$63,839
Average house value	\$186,313	\$214,749	\$218,364

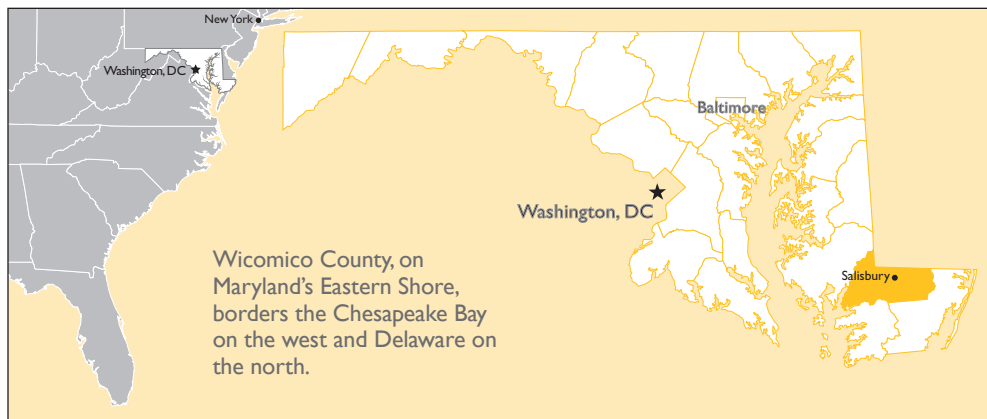
* Demographic data derived from 2020 ACS - US Census

Brief Economic Facts

WICOMICO COUNTY, MARYLAND

With its strategic location along the East Coast and situated at the crossroads of Maryland's Lower Eastern Shore, Wicomico County serves as a hub for commerce, industry, health care, education and transportation. Situated halfway between the Atlantic Ocean and the Chesapeake Bay, cultural, recreational and civic amenities add to the lure of Wicomico, offering citizens a lifestyle second to none.

Wicomico is the number two agricultural producing county in Maryland, and ranks third in broiler chicken production. Popular crops include corn, soybeans, wheat and vegetables. In addition to agriculture and poultry, health care, educational sectors and a diverse industrial base offer stability and a firm foundation for Wicomico's economy. Jubilant Cadista Pharmaceuticals recently announced the addition of 200 new jobs associated with the expansion of its Salisbury headquarters and manufacturing facility.



LOCATION

Driving distance from Salisbury:	Miles	Kilometers
Atlanta, Georgia	692	1,114
Baltimore, Maryland	102	165
Boston, Massachusetts	430	692
Chicago, Illinois	793	1,276
New York, New York	219	353
Philadelphia, Pennsylvania	131	210
Pittsburgh, Pennsylvania	324	521
Richmond, Virginia	212	341
Washington, DC	114	183

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	45.2
Yearly Snowfall (inches)	6.0
Summer Temperature (°F)	76.1
Winter Temperature (°F)	38.7
Days Below Freezing	76.0
Land Area (square miles)	379.1
Water Area (square miles)	14.4
Shoreline (miles)	361
Elevation (feet)	sea level to 73

Wicomico's 2,500 businesses employ 36,900 workers; over 40 of these businesses have 100 or more workers. Major employers are Chesapeake Shipbuilding, Delmarva Power, Jubilant Cadista Pharmaceuticals, K&L Microwave, MaTech, Peninsula Regional Medical Center, Perdue Farms, Salisbury University and Tishcon.

Wicomico County has a 4,220-acre State Enterprise Zones in Salisbury and a 129-acre zone in Fruitland.

POPULATION^{2,3}

	Wicomico County Households	Wicomico County Population	Lower Eastern Shore*	Maryland
2000	32,218	84,644	155,934	5,296,486
2010	37,220	98,733	176,657	5,773,552
2020**	41,725	109,200	193,050	6,224,550

*Somerset, Wicomico and Worcester counties

**Projections

Selected places population (2010): Salisbury 30,343; Fruitland 4,866; Delmar 3,003; Pittsville 1,417; Hebron 1,084

POPULATION DISTRIBUTION^{2,3} (2015)

Age	Number	Percent
Under 5	6,000	5.9
5 - 19	21,502	21.0
20 - 44	34,317	33.5
45 - 64	25,558	25.0
65 and over	14,993	14.6
Total	102,370	100.0
Median age		35.5 years

Brief Economic Facts WICOMICO COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2015 avg.)	County	Labor Mkt. Area*
Total civilian labor force	50,820	184,118
Employment	47,347	172,258
Unemployment	3,473	11,860
Unemployment rate	6.8%	6.4%

Residents commuting outside the county to work (2010-2014)	Number	Percent
	11,616	24.9%

Employment in selected occupations (2010-2014)

Management, business, science and arts	16,388	34.5%
Service	9,478	19.9%
Sales and office	11,374	23.9%
Production, transp. and material moving	5,795	12.2%

* Wicomico, Somerset and Worcester counties, MD and Sussex County, DE

MAJOR EMPLOYERS^{6,7} (2015*)

Employer	Product/Service	Employment
Peninsula Regional Med. Ctr.	Medical services	2,900
Salisbury University	Higher education	1,800
Perdue Farms	HQ / poultry processing	1,600
Walmart / Sam's Club	Consumer goods	750
Wor-Wic Comm. College	Higher education	431
Jubilant Cadista Pharma.	Generic pharmaceuticals	400
Genesis HealthCare / Salisbury Rehab. and Nurs. Ctr.	Nursing care	340
Delmarva Power	Energy products and svcs.	300
K&L Microwave	Electronics assembly	265
Dove Pointe	Services for the disabled	250
SHORE UP!	Social services	250
Three Lower Counties	Social services	250
BBSI	Staffing services	249
Boscov's	Consumer goods	249
Pepsi-Cola Bottling	Beverages	249
Verizon	Telecommunications	249
Piedmont/American Airlines	HQ / airline	220
McDonald's	Restaurants	185
Delaware Elevator	HQ / elevator installation	170
Macy's	Consumer goods	160
Darden Restaurants	Restaurants	150
Giant Food	Groceries	150
Lowe's	Home improvement prods.	150
MaTech	Precision machining	150
Sears / Kmart	Consumer goods	150

Excludes post offices, state and local governments; includes higher education

* Revised

EMPLOYMENT⁴ (2015, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	28	282	0.6	\$1,197
State government	13	2,759	6.2	837
Local government	47	4,858	10.8	781
Private sector	2,495	36,895	82.4	781
Natural resources and mining	28	283	0.6	673
Construction	270	1,927	4.3	894
Manufacturing	99	3,468	7.7	829
Trade, transportation and utilities	619	9,615	21.5	698
Information	20	508	1.1	1,101
Financial activities	247	1,735	3.9	936
Professional and business services	423	4,225	9.4	1,106
Education and health services	318	8,897	19.9	930
Leisure and hospitality	233	4,619	10.3	292
Other services	237	1,618	3.6	511
Total	2,583	44,794	100.0	787

Includes civilian employment only

HOURLY WAGE RATES⁴ (2015)

Selected Occupations	Median	Entry	Experienced
Accountants	\$28.00	\$17.50	\$34.25
Bookkeeping/accounting clerks	16.00	11.25	18.75
Computer user support specialists	19.75	13.00	24.50
Customer service representatives	13.00	9.75	17.25
Electronics engineering technicians	28.25	17.00	34.50
Freight, stock and material movers, hand	12.00	9.50	16.75
Industrial truck operators	15.00	11.75	17.00
Inspectors, testers, sorters	14.00	9.25	19.25
Maintenance and repair workers, general	13.50	10.00	17.50
Network administrators	33.25	21.00	37.50
Packaging and filling machine operators	9.50	8.75	12.00
Packers and packagers, hand	9.75	8.75	11.00
Secretaries	15.00	11.00	17.50
Shipping/receiving clerks	12.50	10.00	14.00
Team assemblers	13.75	10.25	16.50
Telemarketers	13.50	10.00	18.75

Wages are an estimate of what workers might expect to receive on the Lower Eastern Shore (Somerset, Wicomico and Worcester counties) and may vary by industry, employer and locality

Brief Economic Facts WICOMICO COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2010-2014)

High school graduate or higher	87.0%
Bachelor's degree or higher	27.7%

Public Schools

Number: 16 elementary; 5 middle/combined; 3 high
Enrollment: 14,790 (Sept. 2015)
Cost per pupil: \$12,901 (2013-2014)
Students per teacher: 13.2 (Oct. 2015)
High school career / tech enrollment: 963 (2015)
High school graduates: 898 (July 2015)

Nonpublic Schools

Number: 16 (Sept. 2015)

Higher Education (2015)	Enrollment	Degrees
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2-year institution

Wor-Wic Community College	3,137	368
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4-year institution

Salisbury University	8,671	2,205
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The University of Maryland Eastern Shore is located in neighboring Somerset County, and the recently accredited University of Maryland Center for Environmental Science is based in Dorchester County.

TAX RATES⁹

	Wicomico Co.	Maryland
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Corporate Income Tax (2016)	none	8.25%
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Base – federal taxable income

Personal Income Tax (2016)	3.20%	2.0%-5.75%*
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Base – federal adjusted gross income

*Graduated rate peaking at 5.75% on taxable income over \$300,000

Sales & Use Tax (2016)	none	6.0%
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Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale

Real Property Tax (FY 17)	\$0.9516	\$0.112
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Effective rate per \$100 of assessed value

In addition to this rate, there are some miscellaneous taxes and/or special taxing areas in the county; in an incorporated area, a municipal rate will also apply

Business Personal Property Tax (FY 17)	\$2.1715	none
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Rate per \$100 of depreciated value

Exempt – manufacturing and R&D machinery, equipment, materials and supplies; manufacturing and R&D inventory

Partially exempt – warehousing inventory (93% exempt; being phased out at 7% per year)

In an incorporated area, a municipal rate will also apply; municipal exemptions may be available

Major Tax Credits Available

Enterprise Zone, Job Creation, R&D, Biotechnology and Cybersecurity Investment, Arts & Entertainment District

INCOME³ (2010-2014)

Distribution	Percent Households		U.S.
	Wicomico Co.	Maryland	
Under \$25,000	23.4	15.4	23.2
\$25,000 - \$49,999	24.3	17.9	23.7
\$50,000 - \$74,999	19.6	17.2	17.8
\$75,000 - \$99,999	12.4	13.4	12.2
\$100,000 - \$149,999	13.0	18.1	13.0
\$150,000 - \$199,999	3.8	8.9	5.1
\$200,000 and over	3.4	9.1	5.0
Median household	\$52,301	\$74,149	\$53,482
Average household	\$68,847	\$97,135	\$74,596
Per capita	\$26,298	\$36,670	\$28,555
Total income (millions)	\$2,511	\$209,422	\$8,668,940

HOUSING^{2,3,10}

Occupied Units (2010-2014)	36,479 (63.1% owner occupied)
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Housing Transactions (2015)	Units	Median Selling Price
All arms-length transactions	820	\$160,000
All multiple-listed properties*	1,006	\$143,766

*Excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Industrial sites in the county range from one to 300 acres.

Northwood Industrial Park in the Salisbury area has a total of 350 acres with 50 acres available.

Air Business Center (ABC) has sites with direct runway access for air-related business uses. Long-term land leases are available.

Fruitland Industrial Park has a total of 110 acres with municipal services and rail access.

Westwood Commerce Park, at the intersection of U.S. Route 50 and the Salisbury Bypass, offers 260 acres served by Salisbury city water and sewer, as well as natural gas and high-speed voice and data lines.

Salisbury Airport Incubator provides below market lease rates with flexible terms to technology-oriented firms.

Business Incubator

Salisbury Airport Incubator, Salisbury

Market Profile Data (2015)	Low	High	Average
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Land – cost per acre

Industrial	\$17,000	\$125,000	\$40,000
Office	\$22,000	\$250,000	\$60,000

Rental Rates – per square foot

Warehouse / Industrial	\$2.00	\$7.00	\$4.50
Flex / R&D / Technology	\$5.00	\$14.00	\$9.50
Class A Office	\$6.50	\$15.00	\$11.00

Brief Economic Facts // WICOMICO COUNTY, MARYLAND

TRANSPORTATION

Highways: U.S. 13 and U.S. 50

Rail: Norfolk Southern Railway

Truck: 61 local and long-distance trucking establishments are located on the Lower Eastern Shore

Water: Wicomico River, 14 ft. channel at Salisbury; Port of Salisbury is the second largest in Maryland; also served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility

Air: The Salisbury-Ocean City Wicomico Regional Airport, 4.5 miles east of Salisbury, offers runway lengths of 5000' and 6400', a full instrument landing service (ILS), aviation fuel, charter service, and an industrial park with runway access; commercial passenger service provided by USAirways Express to Philadelphia and Charlotte; airport is home to numerous corporate clients, a small business incubator and a FedEx distribution center; UPS has a regional distribution center in Salisbury

RECREATION AND CULTURE

Parks and Recreation: Five state parks provide camping and natural beauty; other activities include swimming, fishing—including deep sea fishing—boating, golfing, skeet, trap and silhouette shooting, hiking, biking, canoeing, bird watching, and country and yacht club activities

Sports: Collegiate athletic events, tennis and professional golf tournaments; horse racing (trotting) at Ocean Downs; a Hunt Club/Pony Club; Wicomico County is home to the Delmarva Shorebirds, a Class A minor league affiliate of the Baltimore Orioles

Cultural: Summer band, big band, and rock music concerts; national country western shows; the Salisbury Symphony; dinner theater plays; a Council of Arts serves the area, as does the largest civic center on the Delmarva Peninsula

Arts & Entertainment District: Salisbury

Attractions: Ward Museum of Wildfowl Art, antique auto clubs and shows, and a first-class zoo

Events: Salisbury Festival, Pork in the Park, Autumn Wine Festival, Good Beer Festival celebrating craft beers, World Wildfowl Carving Show, and tours of historic homes

UTILITIES

Electricity: Delmarva Power and Choptank Electric Cooperative, Inc.; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Gas: Natural gas supplied by Chesapeake Utilities Corporation; customers may choose their gas supplier

Water: Municipal systems in Delmar, Fruitland, Hebron, Pittsville, Salisbury, Sharptown and Willards

Sewer: Municipal systems in Delmar, Fruitland, Hebron, Pittsville, Salisbury, Sharptown, Willards and Air Business Center

Telecommunications: Predominant local carrier - Verizon Maryland; long distance carriers - AT&T, Verizon, Sprint Nextel and others; AT&T, Verizon and Sprint Nextel PoPs are located in Salisbury

GOVERNMENT¹¹

County Seat: Salisbury

Government: County executive; seven council members (two elected at large and five from districts) for four-year terms; charter form of government allows for the separation of the executive from the legislative branch; lawmaking powers are vested in an elected legislative body

Robert L. Culver, Jr., County Executive 410.548.4801

John T. Cannon, President, County Council 410.548.4696

Website: www.wicomicocounty.org

County Bond Rating: AA+ (S&P); Aa2 (Moody's); AA (Fitch)

Salisbury-Wicomico Economic Development, Inc.

David Ryan, Executive Director

One Plaza East, Suite 501 • P.O. Box 4700

Salisbury, Maryland 21803

Telephone: 410.749.1251

Email: info@swed.org

www.swed.org

Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Licensing and Regulation, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Salisbury-Wicomico Economic Development, Inc.
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives; Maryland Association of Counties

17.76.010 - Purpose.

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

17.76.020 - Permitted uses.

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;
11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;
14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;
16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage

and fabrics, and printing and finishing of textiles and fibers into fabric goods;

18. Manufacture and assembly of products from plastic;
19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
20. Offices and office building;
21. Photographic processing and blueprinting establishment;
22. Plating, electrolytic process;
23. Plumbing supplies, manufacture;
24. Printing, bookbinding and publishing establishment;
25. Radio and television broadcasting station and studio;
26. Wholesale merchandising and warehousing;
27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
28. Animal hospital;
29. Planned business center, in accordance with Chapter 17.172;
30. Indoor recreational facilities;
31. Schools of special instruction.

B. Uses permitted by special exception shall be as follows:

1. Restaurant;
2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;
3. Day-care center or nursery school in accordance with Chapter 17.220;
4. Day care facilities for the elderly and handicapped.
5. Outdoor storage yard, in accordance with Section 17.220.040.

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)

(Ord. No. 2296, 7-14-2014)

17.76.025 - Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Group home.

(Ord. 1786 § 10, 2000)

17.76.030 - Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with Chapter 17.220;

- B. Public or private utility building and uses, in accordance with Chapter 17.220;
- C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

17.76.040 - Accessory uses.

Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by Section 17.196.030.

(Prior code § 150-80)



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners [sub delivery] from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors [SIOR] - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member [CCIM]

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

Peninsula Commercial Alliance - Past President

SVN | MILLER COMMERCIAL REAL ESTATE



KELLY JETER

Advisor

kelly.jeter@svn.com

Direct: 410.543.2440 | **Cell:** 443.758.7170

PROFESSIONAL BACKGROUND

Kelly has a background in retail sales and management with an emphasis in fashion merchandising. She transitioned into real estate in the middle of 2016 when she joined The McClellan Team at SVN-Miller. Kelly started as John's assistant and became a licensed real estate agent in 2017. From there she has transitioned into an Advisory role as she has brokered numerous commercial sales and leases over the past 3 years.

Kelly is now pursuing her CCIM designation and is in the process of taking her classes with the CCIM Institute and working towards the production threshold.

EDUCATION

Kelly received her Bachelor of Science degree from University of South Carolina in Retailing and graduated with Summa Cum Laude recognition.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner [“Owner”], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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