



# 100% LEASED MEDICAL OFFICE CONDO

8579 COMMERCE DRIVE, UNIT 104  
EASTON, MD 21601

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A photograph of the Easton Professional Center. In the foreground, a brick pillar supports a blue sign with white text that reads 'EASTON PROFESSIONAL CENTER'. Behind the sign is a two-story brick building with a white portico over the entrance. A silver sedan is parked in front of the building. The foreground is filled with tall green grass, and a gravel parking lot is visible at the bottom.

**EASTON  
PROFESSIONAL  
CENTER**



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	2,500 SF
Available SF:	
Lot Size:	
Price / SF:	\$198.00
Year Built:	1993
Zoning:	I1
Market:	Easton, Maryland
Submarket:	Eastern Shore of Maryland
APN:	01079158

## PROPERTY OVERVIEW

You know the old saying: Location - Income - Security!! This one has it all!

Attractive, state-of-the-art 2,500 SF medical office condominium unit with extraordinary visibility from the Easton Parkway. The location is in the middle of the regional retail center of the community and the new medical focal point with the AAHC Pavilion and Qlarant [formerly Quality Health Strategies].

## PROPERTY HIGHLIGHTS

- Brand new 5-year NNN lease, with 5-year option, starts June 1, 2020,
- Tenant is long-time Easton-based primary care group.
- Price based on 7.0% cap rate.
- Middle unit within the Easton Professional Center Condominium
- Join highly regarded Podiatrist, Primary Care groups, and Planned Parenthood
- Important location on the west side of town, one minute from the new AAHC Pavillion and Target-anchored Waterside Village

# Photo Gallery





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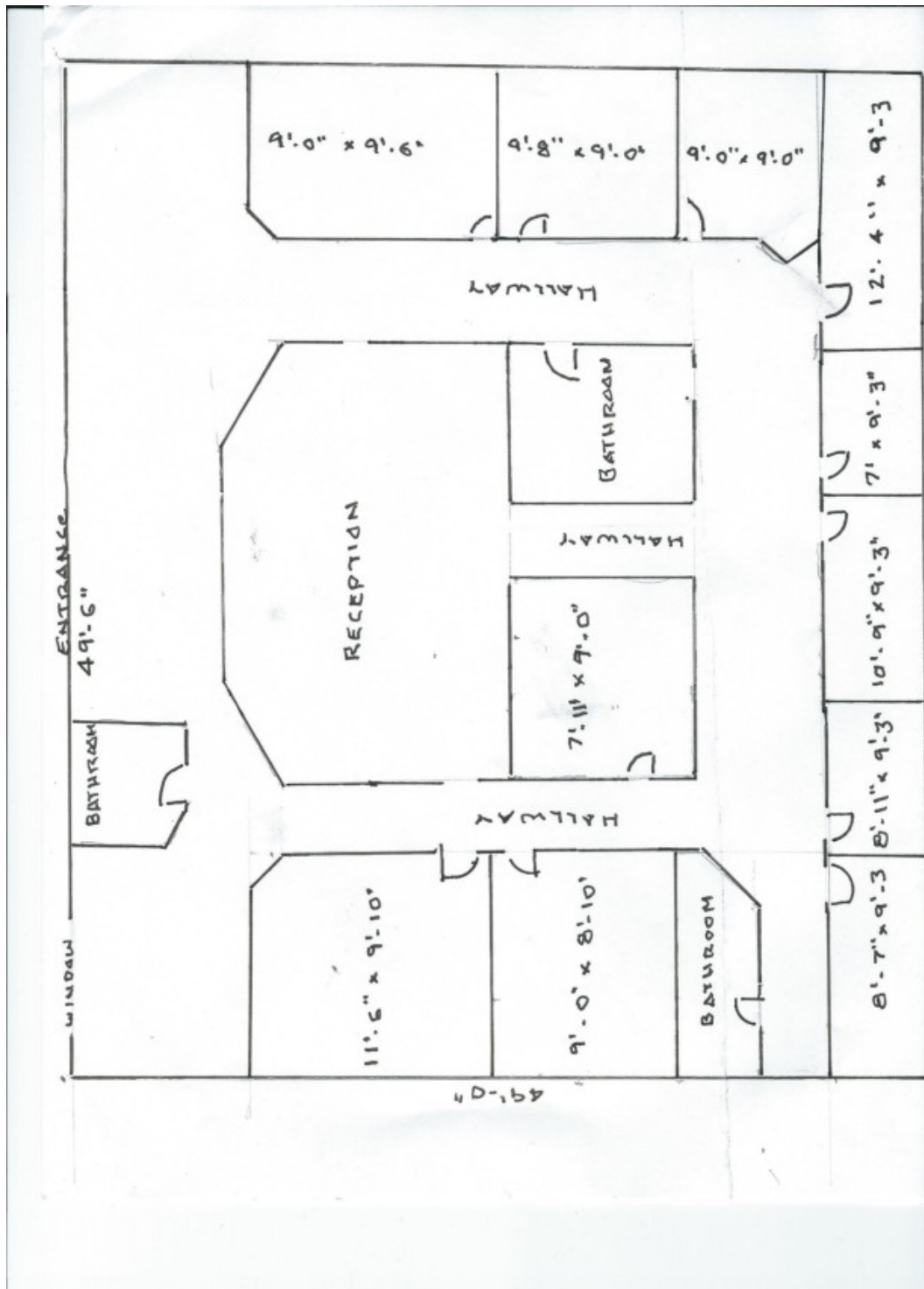




# Photo Gallery



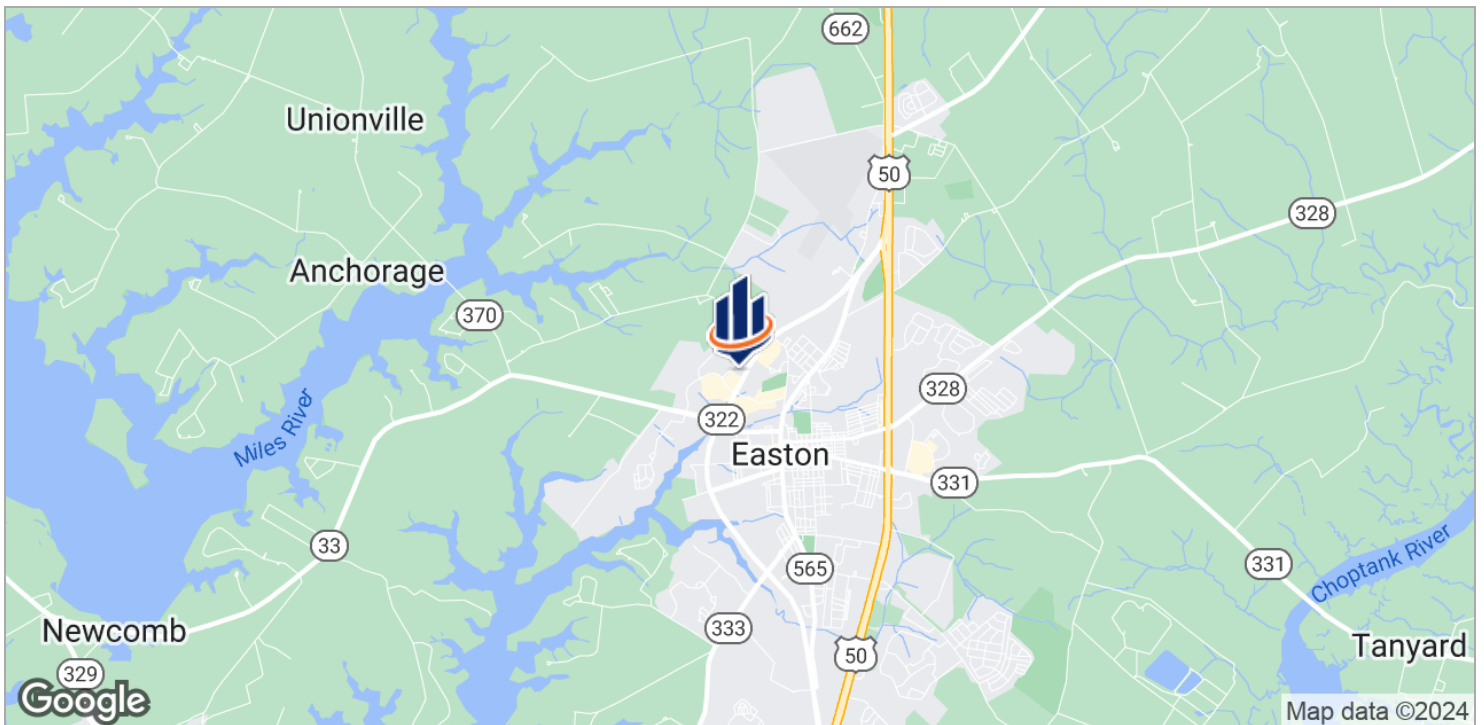
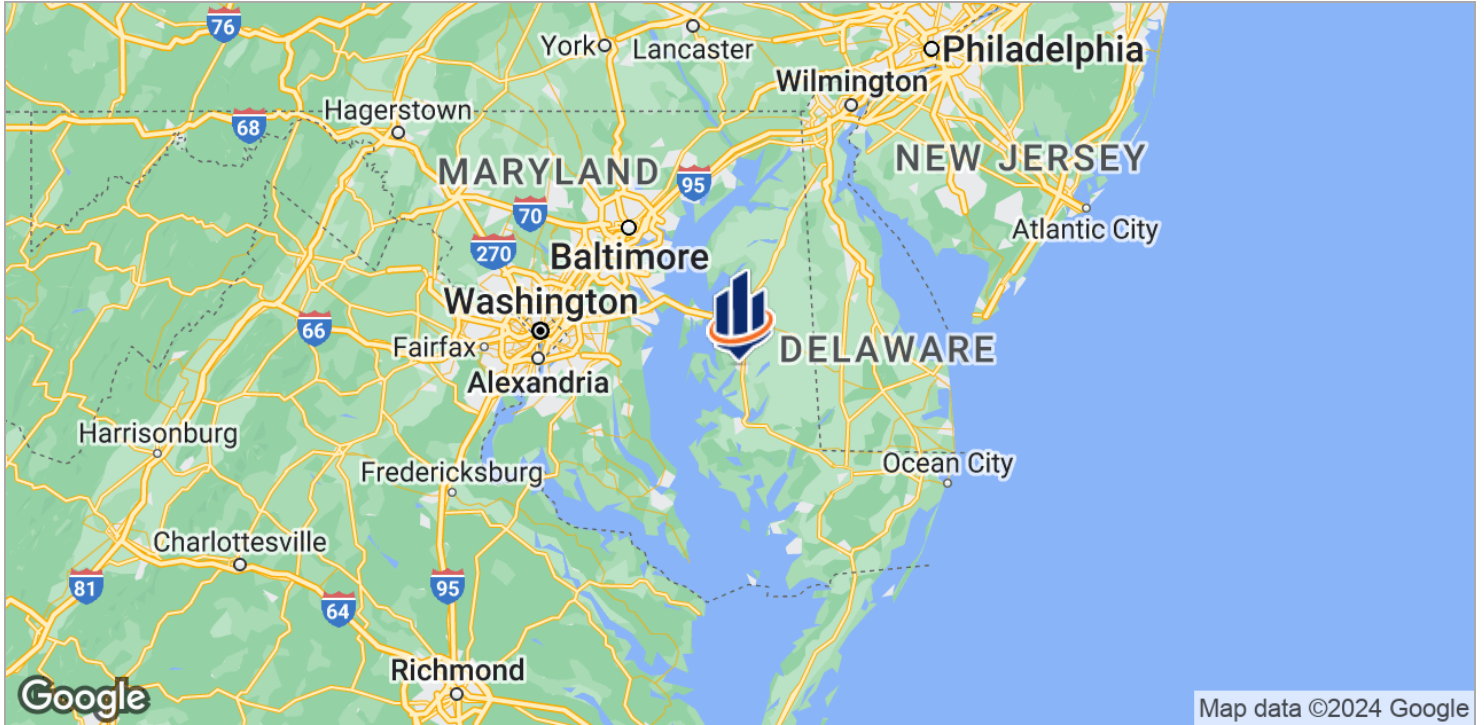
# Floor Plan



[Not to Scale]



# Location Maps



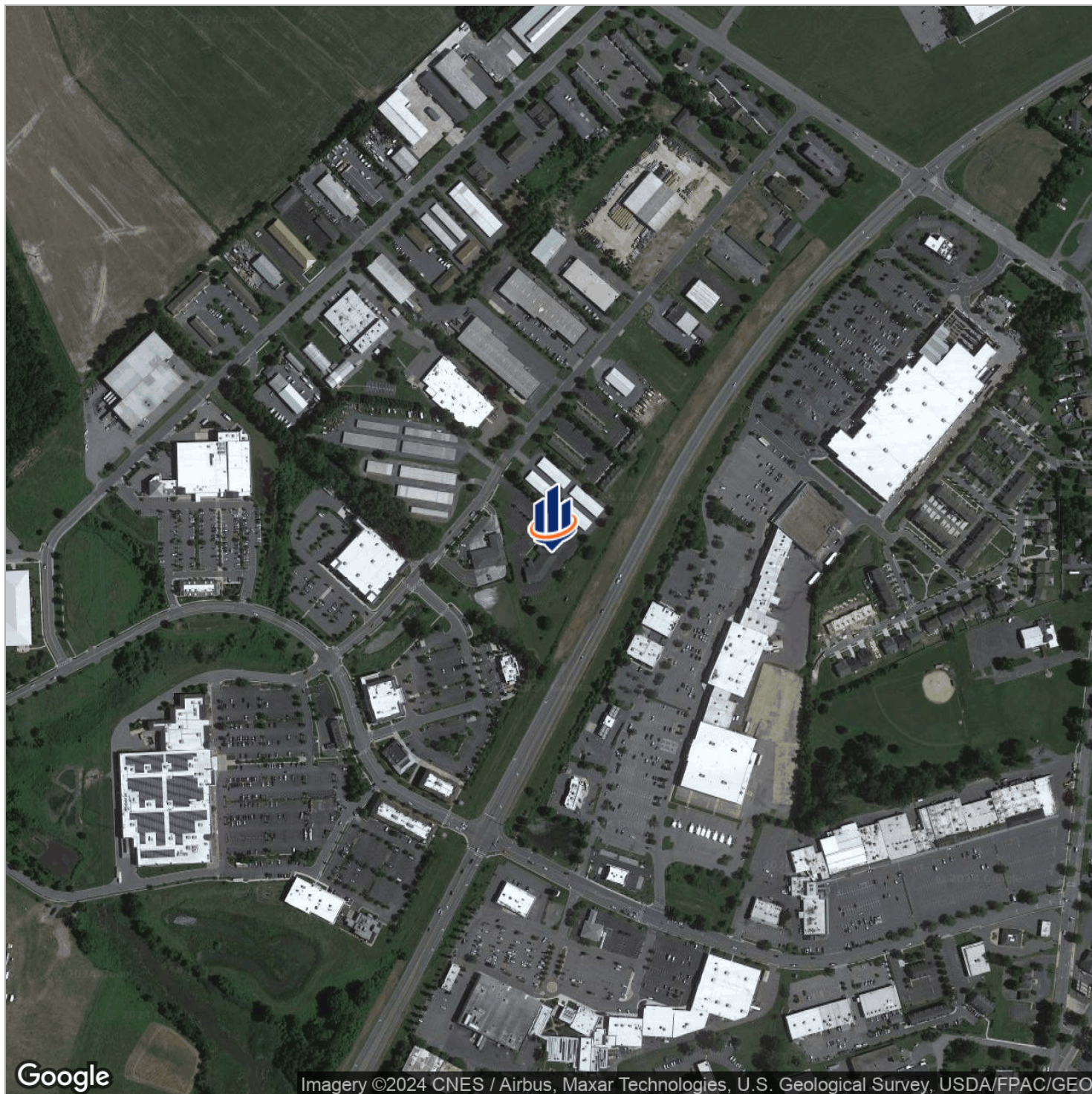


# Retailer Map



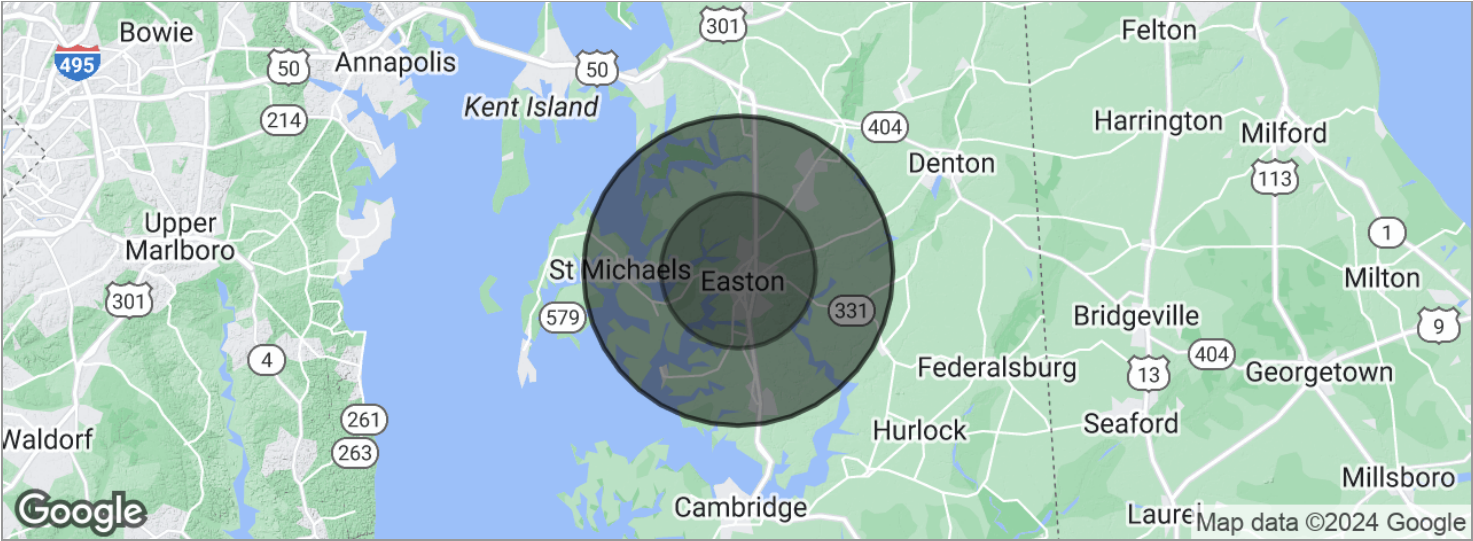


# Aerial Map





# Demographics



POPULATION	5 MILES	10 MILES	10 MILES
Total population	22,128	38,624	38,624
Median age	43.7	45.5	45.5
Median age [Male]	41.2	44.1	44.1
Median age [Female]	45.4	46.3	46.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	10 MILES
Total households	9,174	15,740	15,740
# of persons per HH	2.4	2.5	2.5
Average HH income	\$79,435	\$88,556	\$88,556
Average house value	\$361,529	\$436,790	\$436,790

\* Demographic data derived from 2020 ACS - US Census



# Advisor Profile



**ROBERT H. GREENLEE**

Managing Director

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## PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E<sup>3</sup>SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

SVN | Miller Commercial Real Estate



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