



# 29509 CANVASBACK DRIVE, 10 OFFICE UNITS

29509 CANVASBACK DRIVE  
EASTON, MD 21601

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# Property Summary



## OFFERING SUMMARY

|                      |                           |
|----------------------|---------------------------|
| Sale Price:          | \$1,372,000               |
| Cap Rate:            | 7.7%                      |
| NOI, Both Buildings: | \$149,150                 |
| Lot Size:            | 1.2 Acres                 |
| Year Built:          | 2000                      |
| Building Size:       | 12,147 SF                 |
| Market:              | Eastern Shore of Maryland |
| Submarket:           | Easton                    |
| Price / SF:          | \$112.95                  |

## PROPERTY OVERVIEW

This attractive office park consisting of 2 buildings and 10 total offices/suites is located in the Carlton Business Park behind the Wal-Mart and Giant-anchored Shoppes at Easton along the highly traveled Dover Road/Route 50 corridor on the east side of Easton. 90% of the center has been recently renovated, with the final available space under LOI. Center has extensive parking and has become a hub for medical service providers. Landlord plans include repaving of parking lot in 2023. Owner will consider all offers!

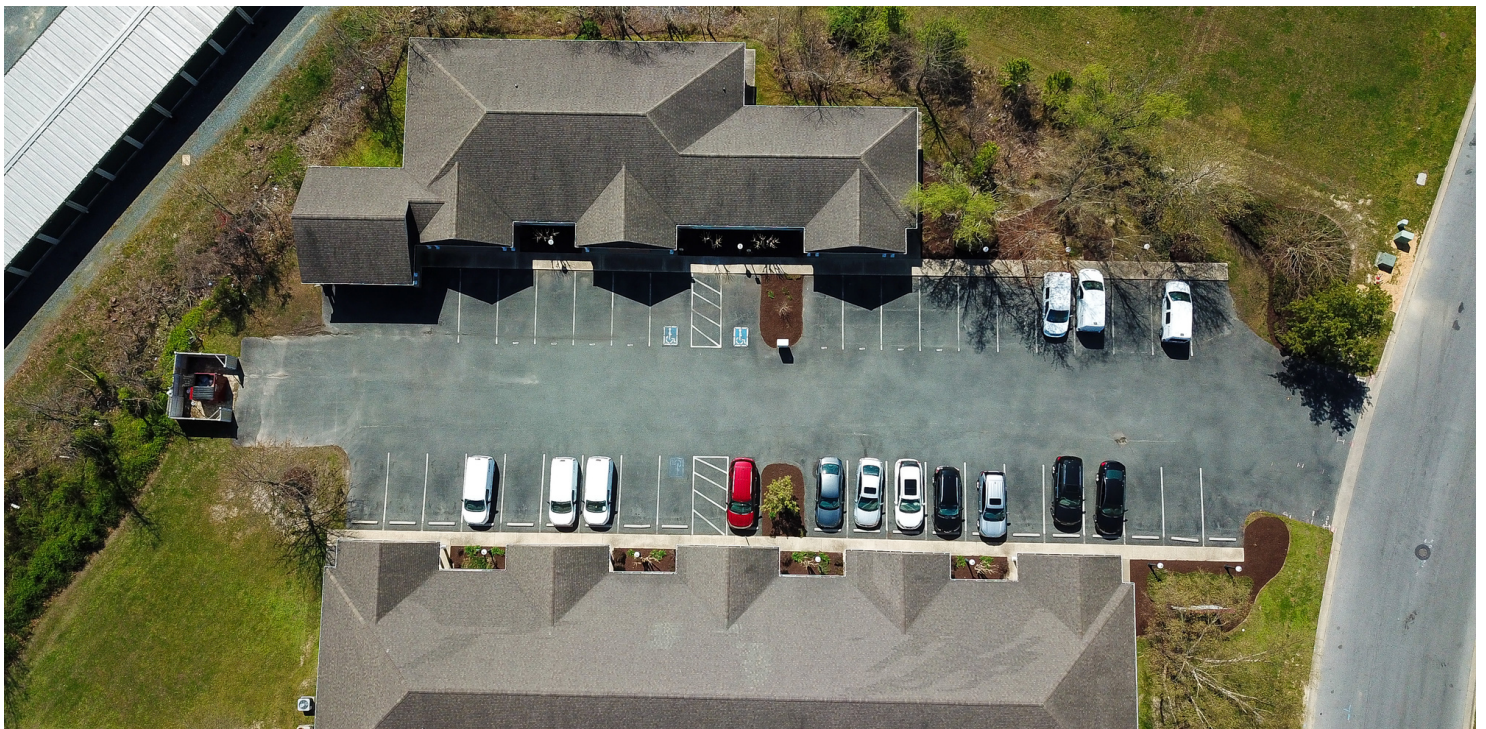
## PROPERTY HIGHLIGHTS

- Two buildings with three and seven office bays, respectively.
- 93% of center spaces are newly buildout or refurbished.
- NOI is \$149,150
- Income and rent roll to be confidentially provided upon request and signed NDA.
- One unit currently available for lease: 1,125 sf. Freshly painted. \$5,000 in buildout allowances for flooring or other tenant selections.

# Aerial Images



# Aerial Images



# Suites 100-103



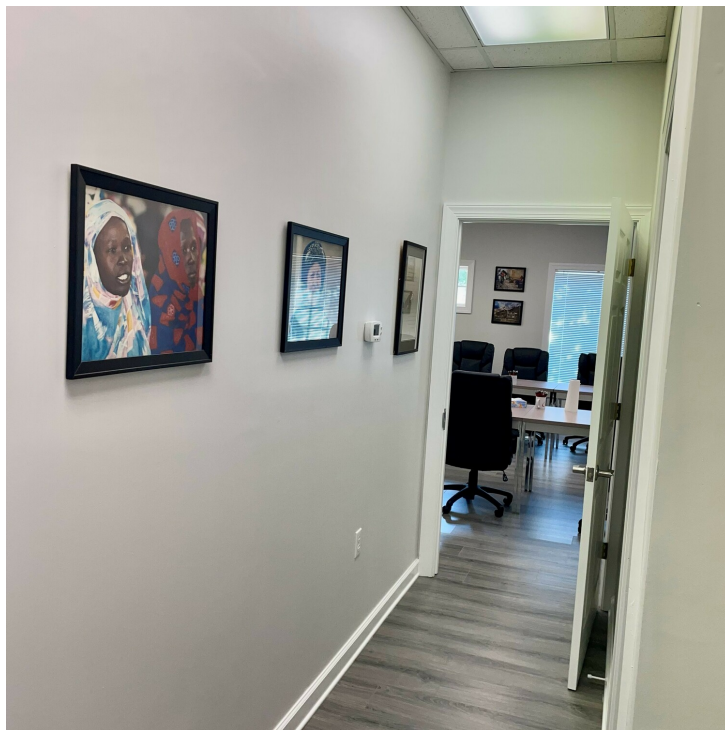
# Suite 201



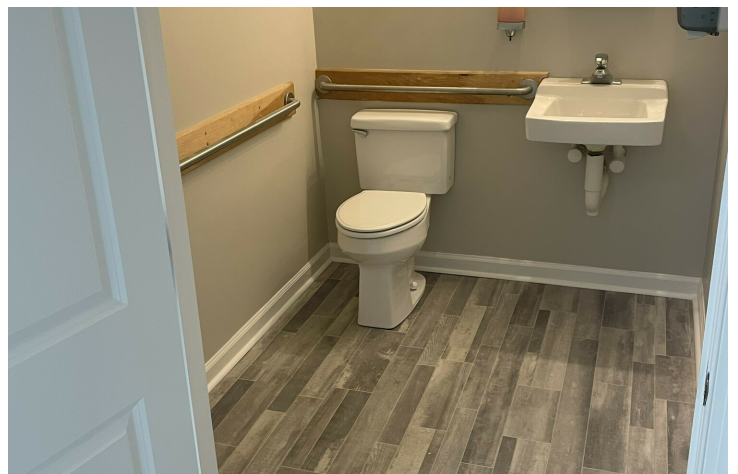
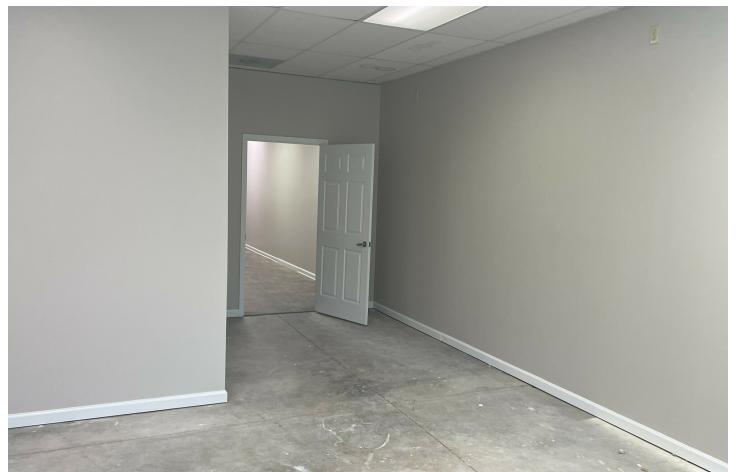
# Suite 202-204



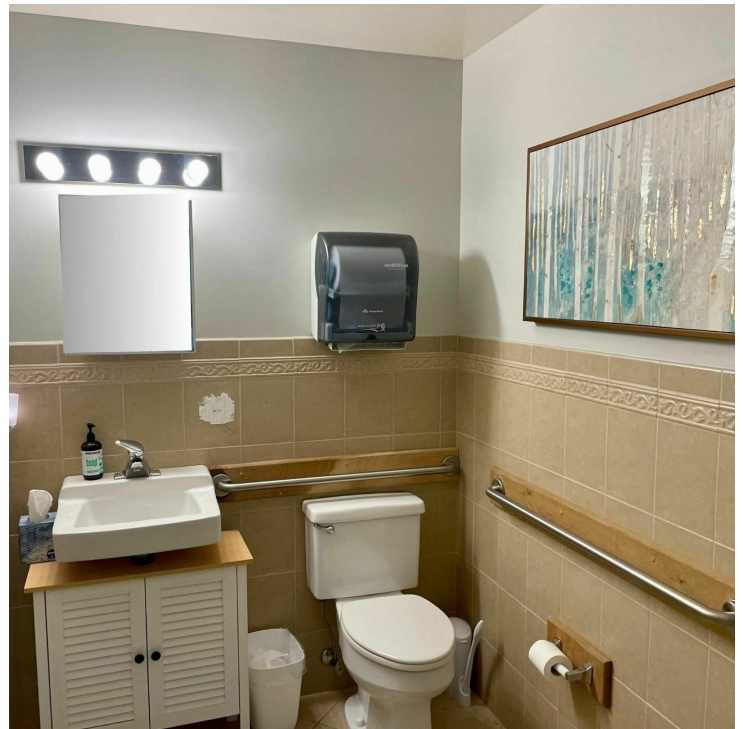
# Suite 205



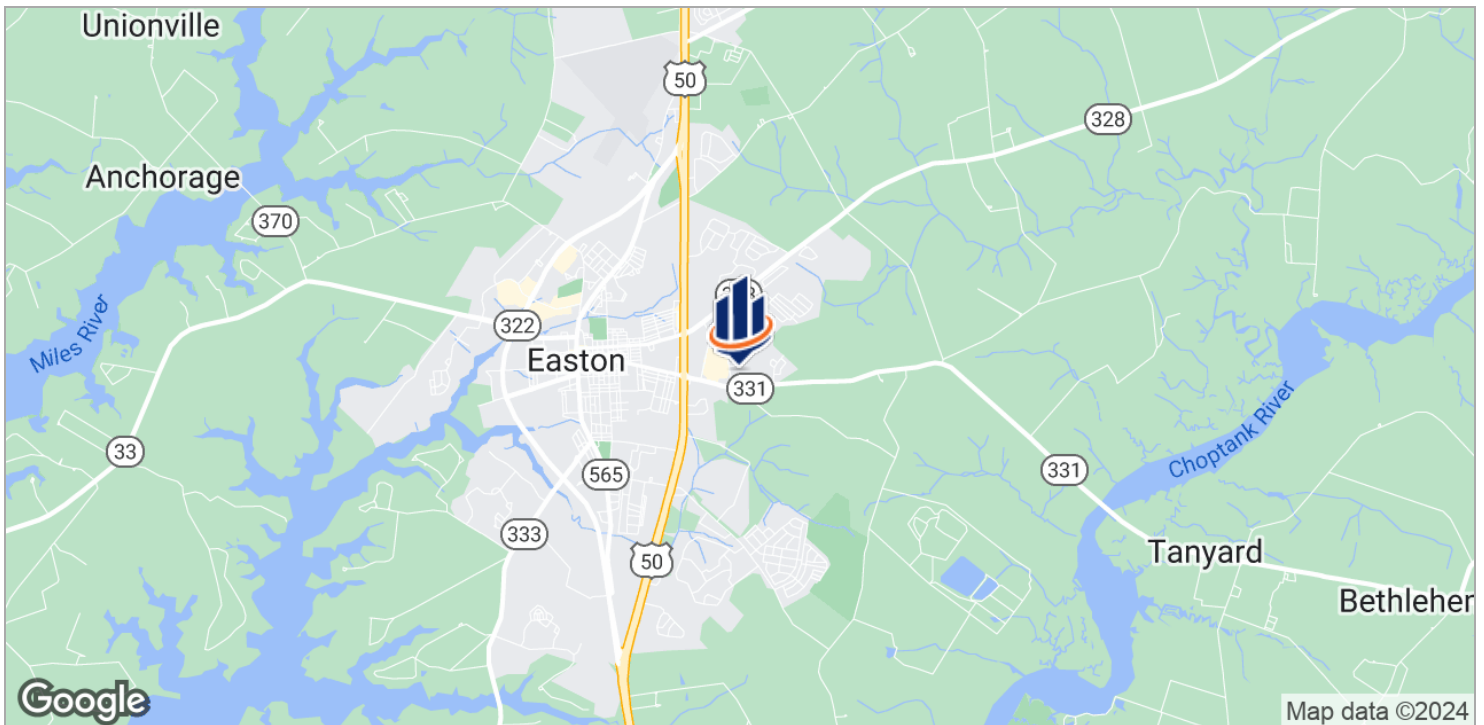
# Suite 206 - 1125 SF Available For Lease



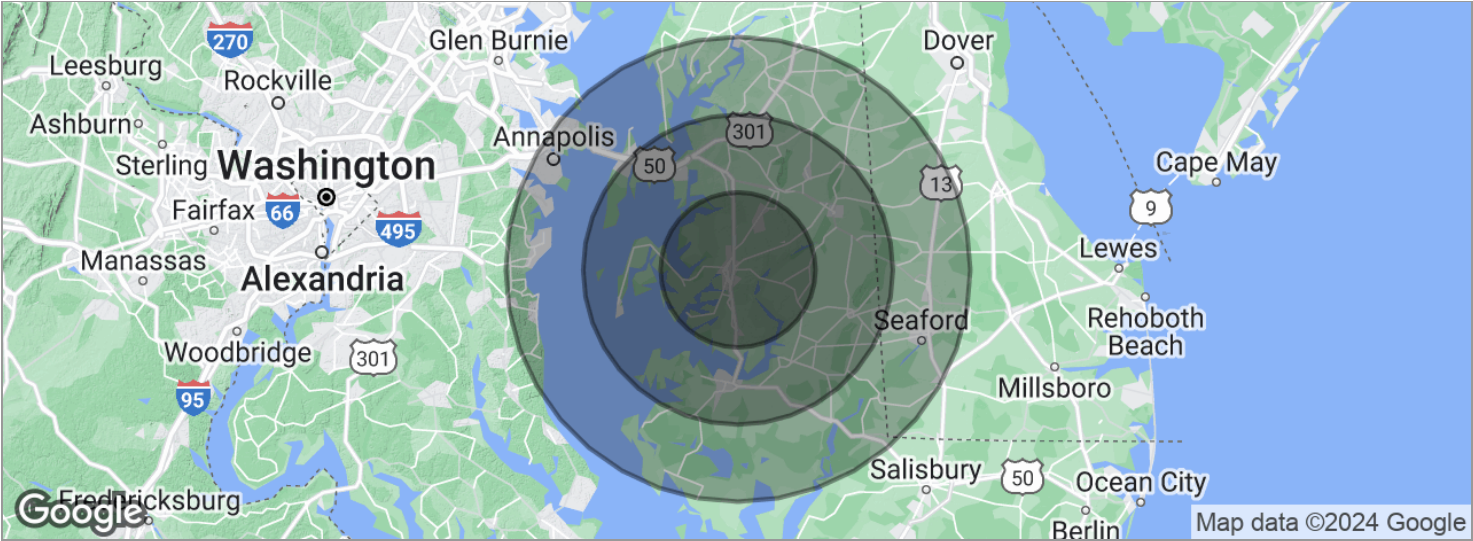
# Suite 207



# Location Maps



# Demographics Map



| POPULATION          | 10 MILES  | 20 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 37,028    | 124,102   | 363,976   |
| Median age          | 48.4      | 45.3      | 42.8      |
| Median age [Male]   | 47.1      | 44.6      | 41.9      |
| Median age [Female] | 49.9      | 46.7      | 43.7      |
| HOUSEHOLDS & INCOME | 10 MILES  | 20 MILES  | 30 MILES  |
| Total households    | 19,286    | 59,756    | 159,383   |
| # of persons per HH | 1.9       | 2.1       | 2.3       |
| Average HH income   | \$87,926  | \$83,317  | \$95,979  |
| Average house value | \$393,073 | \$330,704 | \$355,138 |

\* Demographic data derived from 2020 ACS - US Census

# Advisor Profile



## ROBERT H. GREENLEE

Managing Director

bob.greenlee@svn.com

**Direct:** 443.390.2600 x102 | **Cell:** 410.714.9766

### 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.

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# Advisor Profile



## ELIZABETH CONNELLY

Associate Advisor

[liz.connelly@svn.com](mailto:liz.connelly@svn.com)

**Direct:** 443.390.2600 x110 | **Cell:** 410.829.8970

## PROFESSIONAL BACKGROUND

Liz brings her energy and extensive experience in marketing and business development to the SVN-Miller team. Former experience includes business development with a regional architectural firm, as well as more recently for a full-service project consulting firm offering civil engineering, architectural, surveying, GIS, environmental and construction management services. In her range of roles, Liz has created marketing and business development planning tools to attract and measure success. In addition, she serves as a grants expert sourcing and administering over 30 funding sources for public/private initiatives, utilizing funding from a multitude of agencies to support important commercial development projects. Over the course of her career, Liz has built relationships with local and regional stakeholders, and brings these associations to her work in commercial real estate. She looks forward to bringing her skillsets to the SVN-Miller team to create opportunities for acquisition and build-out of important commercial business ventures. Liz and her husband Chris made a leap of faith, exiting the DC metro area almost 20 years ago, opting for the slower pace of life on the Shore to raise their kids, David and Elizabeth. Liz enjoys boating with family and friends, tennis with some awesome folks at the Y, and kayaking with neighbors on the beautiful Choptank River.

## EDUCATION

B.A., University of Mary Washington

Graduate, Institute of Organizational Management - 4 year intensive study course for association executives

### SVN | Miller Commercial Real Estate

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