



FREE-STANDING RETAIL BUILDING LOCATED ON A PREMIUM PAD SITE

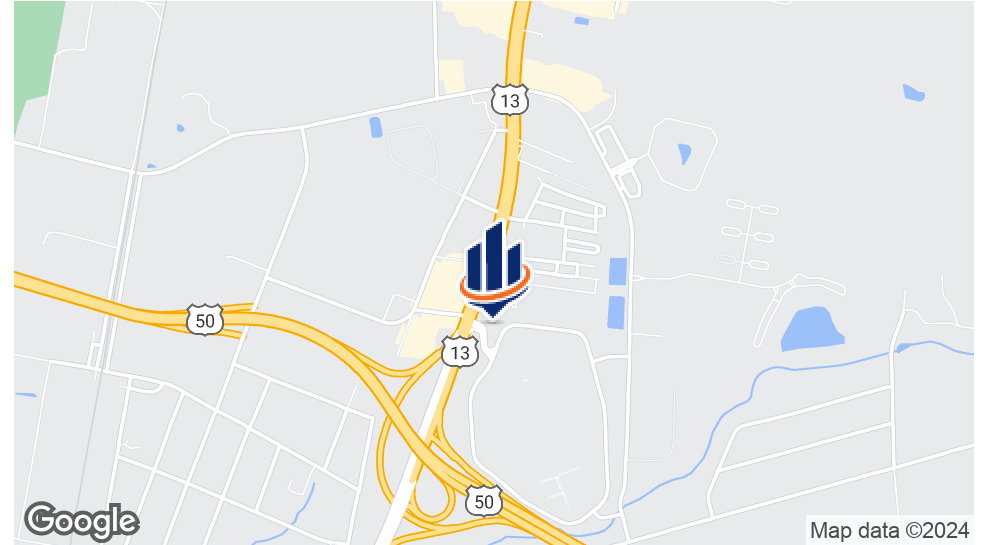
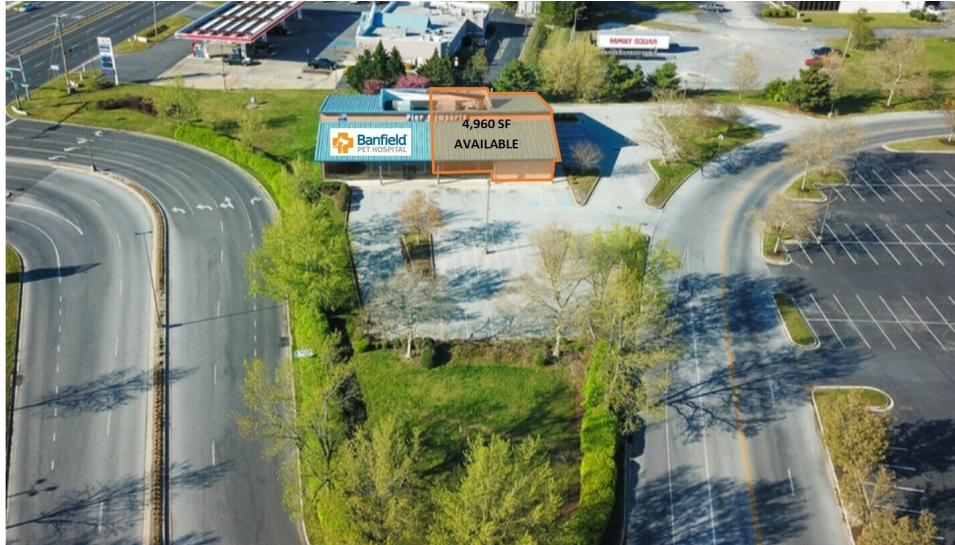
2320 N SALISBURY BLVD
SALISBURY, MD 21801

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4,960 SF
AVAILABLE

Property Summary



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	8,960 SF
Available SF:	4,960 SF
Lot Size:	1.54 Acres
Year Built:	1993
Zoning:	General Commercial
Market:	Eastern Shore of Maryland
Submarket:	Salisbury

PROPERTY OVERVIEW

This property sits prominently with visibility from US Route 13 at the entrance at the Centre at Salisbury. The 8960 SF Former Pier 1 building has a large open floor plan with delivery and storage in the rear. Currently 4,960SF available. 30+ Parking Spaces

PROPERTY HIGHLIGHTS

- 4,960 +/- SF Freestanding Commercial Building
- Former Pier 1 Retail Space
- 30+ Vehicle Parking Lot
- Located in front of The Centre at Salisbury

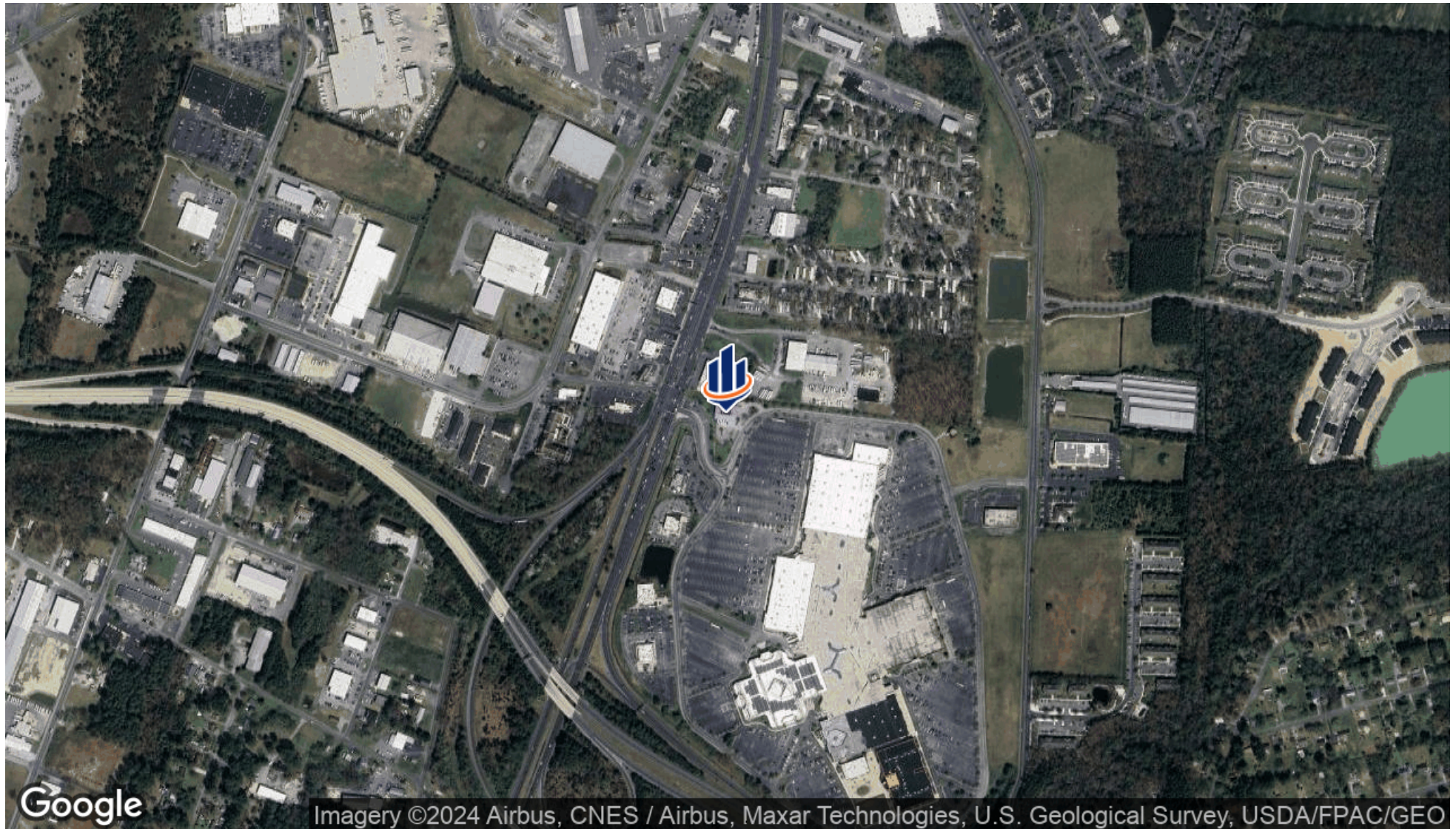
Additional Photos



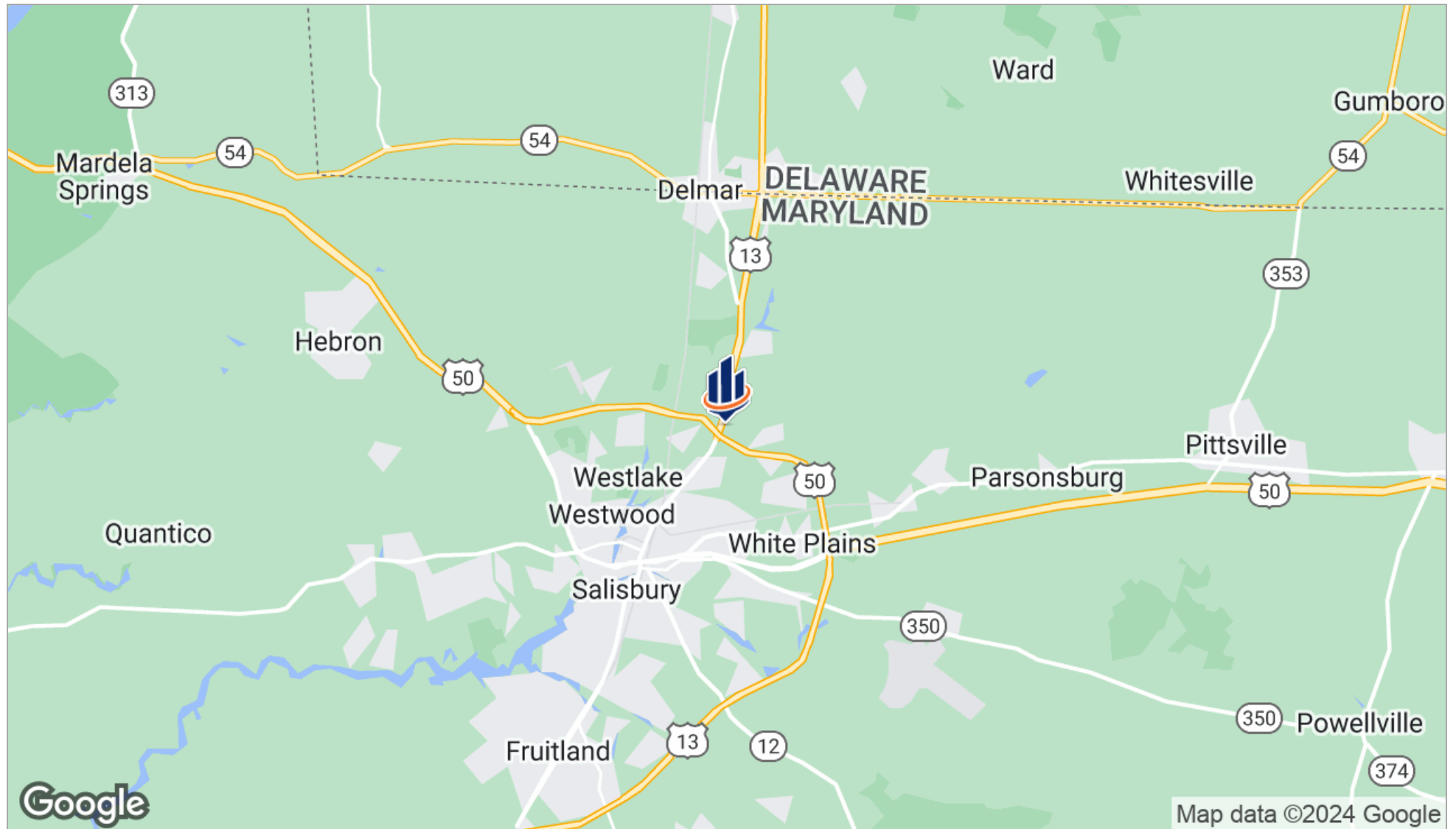
Additional Photos



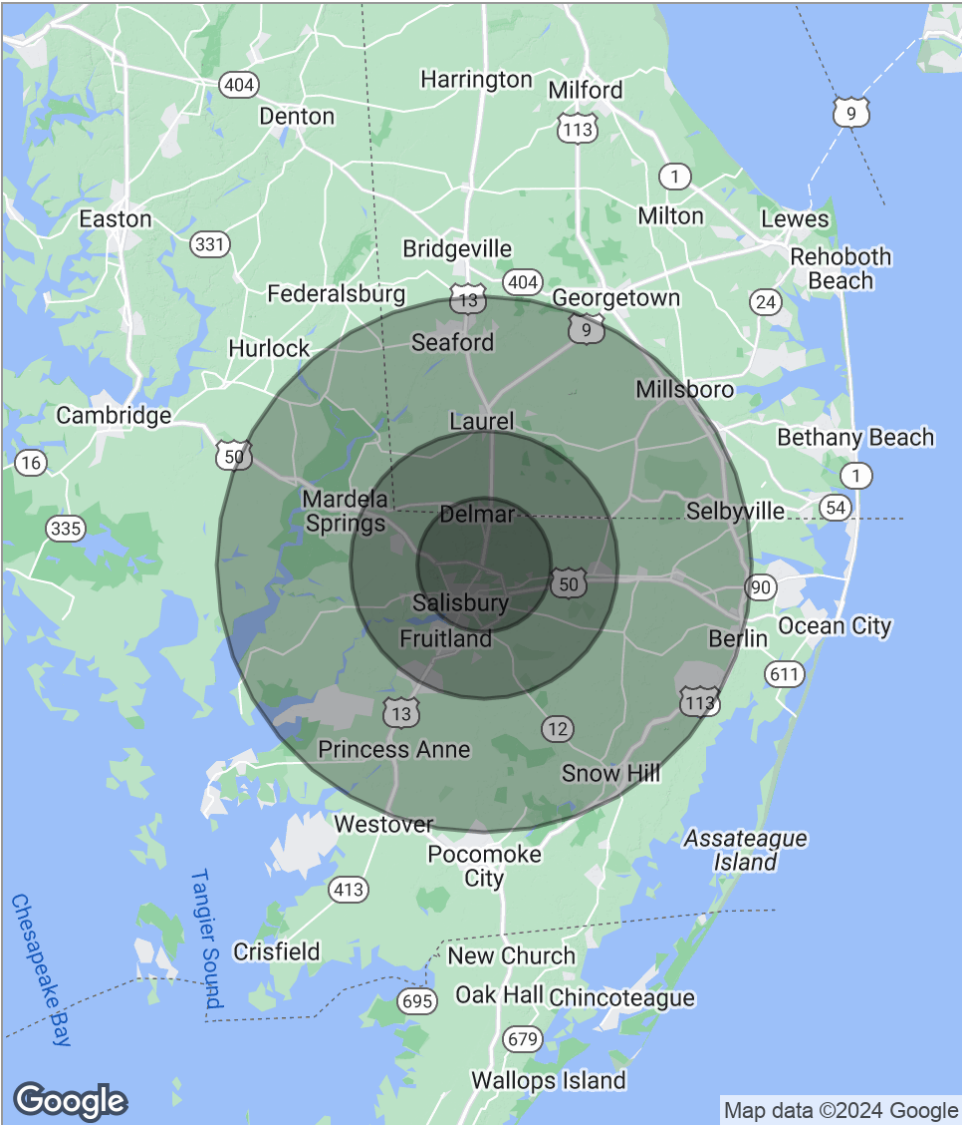
Aerial Maps



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	62,498	116,025	206,147
Median age	32.9	35.0	36.4
Median age [Male]	31.2	33.4	34.9
Median age [Female]	33.9	35.9	37.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	23,819	43,400	75,474
# of persons per HH	2.6	2.7	2.7
Average HH income	\$55,369	\$64,021	\$62,722
Average house value	\$185,808	\$215,280	\$232,362

* Demographic data derived from 2020 ACS - US Census