

# 1113 HEALTHWAY DR

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## CLASS A FREE STANDING OFFICE

Salisbury, MD 21804

### PRESENTED BY:

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**KELLY JETER**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$2,975,000
LEASE RATE:	\$12.00 SF/yr [NNN]
BUILDING SIZE:	23,895 SF
AVAILABLE SF:	6,500 SF
LOT SIZE:	2.01 Acres
PRICE / SF:	\$123.96
YEAR BUILT:	2017
ZONING:	Light Business Institutional
MARKET:	Eastern Shore of Maryland
SUBMARKET:	Salisbury

## PROPERTY OVERVIEW

Beautiful Class A two story office building built in 2017 located in the heart of Salisbury on the convenient east side of town. The building spans 23,895 SF with +/- 6,500 SF available on the 1st floor as of April 2024. The building boasts an elevator with 3 flights of stairs for second floor access. The building has a highly efficient and top of the line VRF HVAC system and all lights are LED. Both floors feature lobby space, conference rooms, numerous private offices, break room, and two sets of his/hers restrooms. Landlord will subdivide the space for qualified, long term tenant.

Join Perdue and Coastal Hospice at Healthway Drive!

## PROPERTY HIGHLIGHTS

- Flexible configuration
- 1st floor space available
- Convenient location off Rt 50
- Class A office
- 75% Leased - Fantastic owner/user opportunity with income
- Strong existing tenants - Perdue and Coastal Hospice

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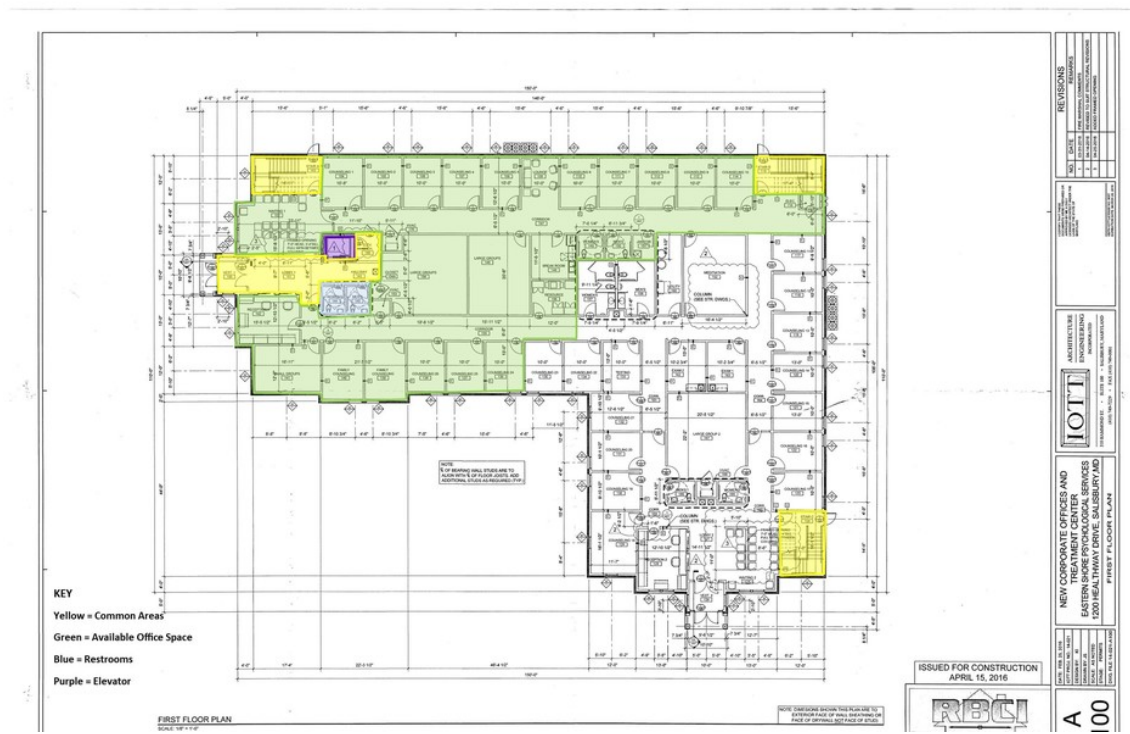
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	6,500 SF	LEASE RATE:	\$12.00 SF/yr

AVAILABLE SPACES

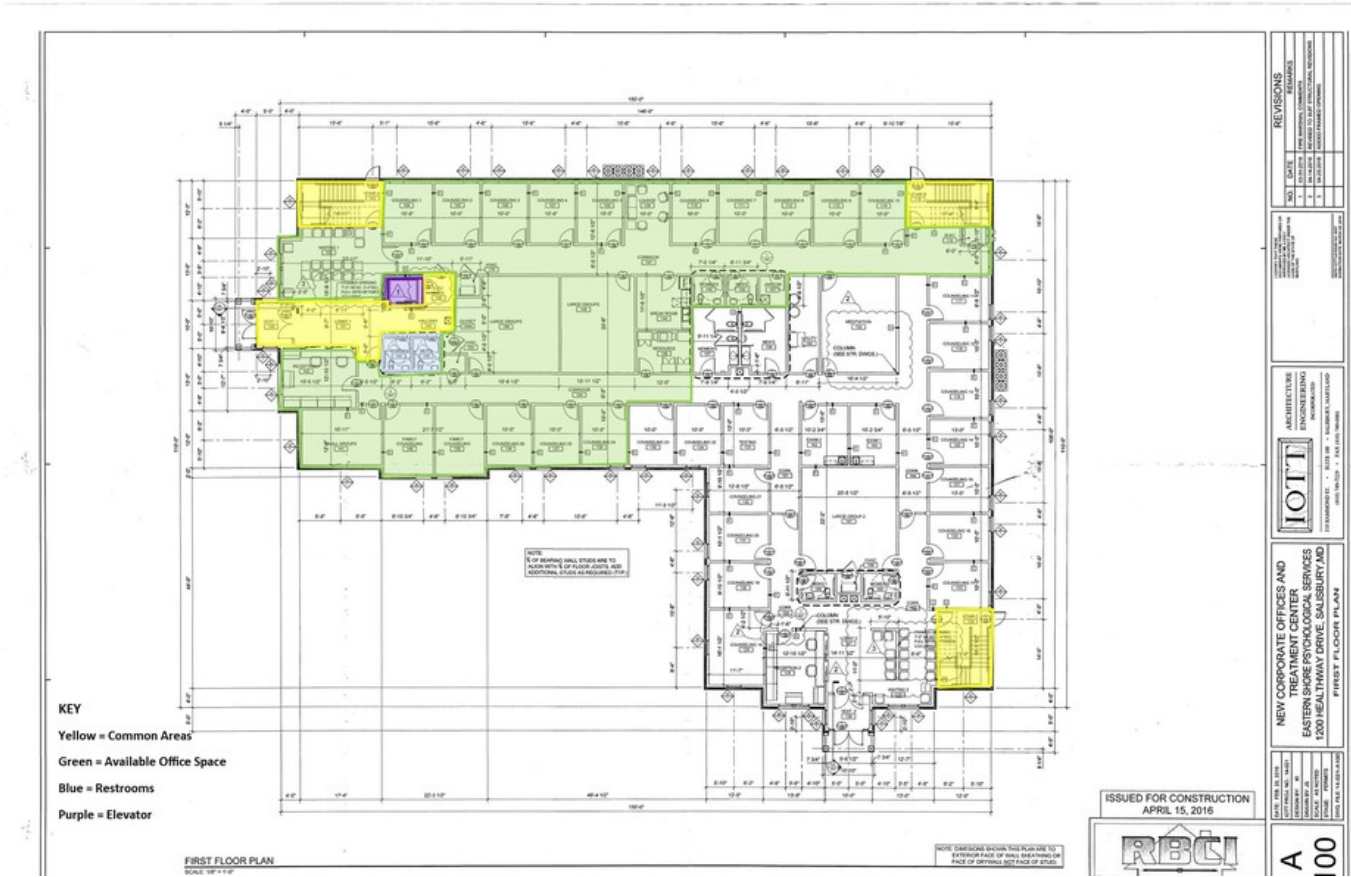
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Available For Lease	Available	6,500 SF	NNN	\$12.00 SF/yr	-
Second Floor	-	3,571 SF	NNN	\$10.00 SF/yr	-
Second Floor	-	5,674 SF	NNN	\$10.00 SF/yr	-
Second Floor	-	2,756 SF	NNN	\$10.00 SF/yr	-

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FIRST FLOOR AVAILABLE SPACE



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## INTERIOR PHOTOS



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EXTERIOR PHOTOS



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## AERIAL PHOTOS



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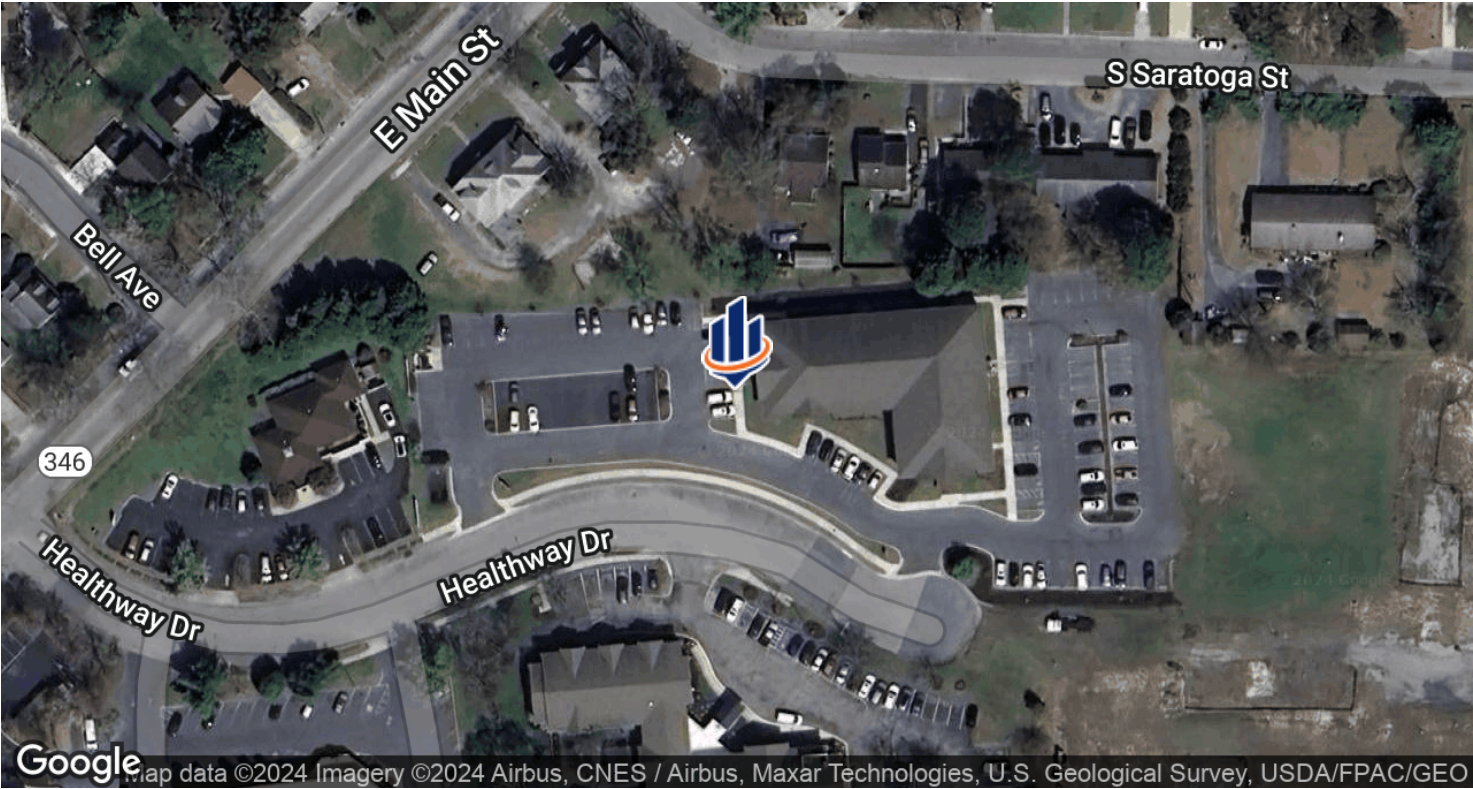
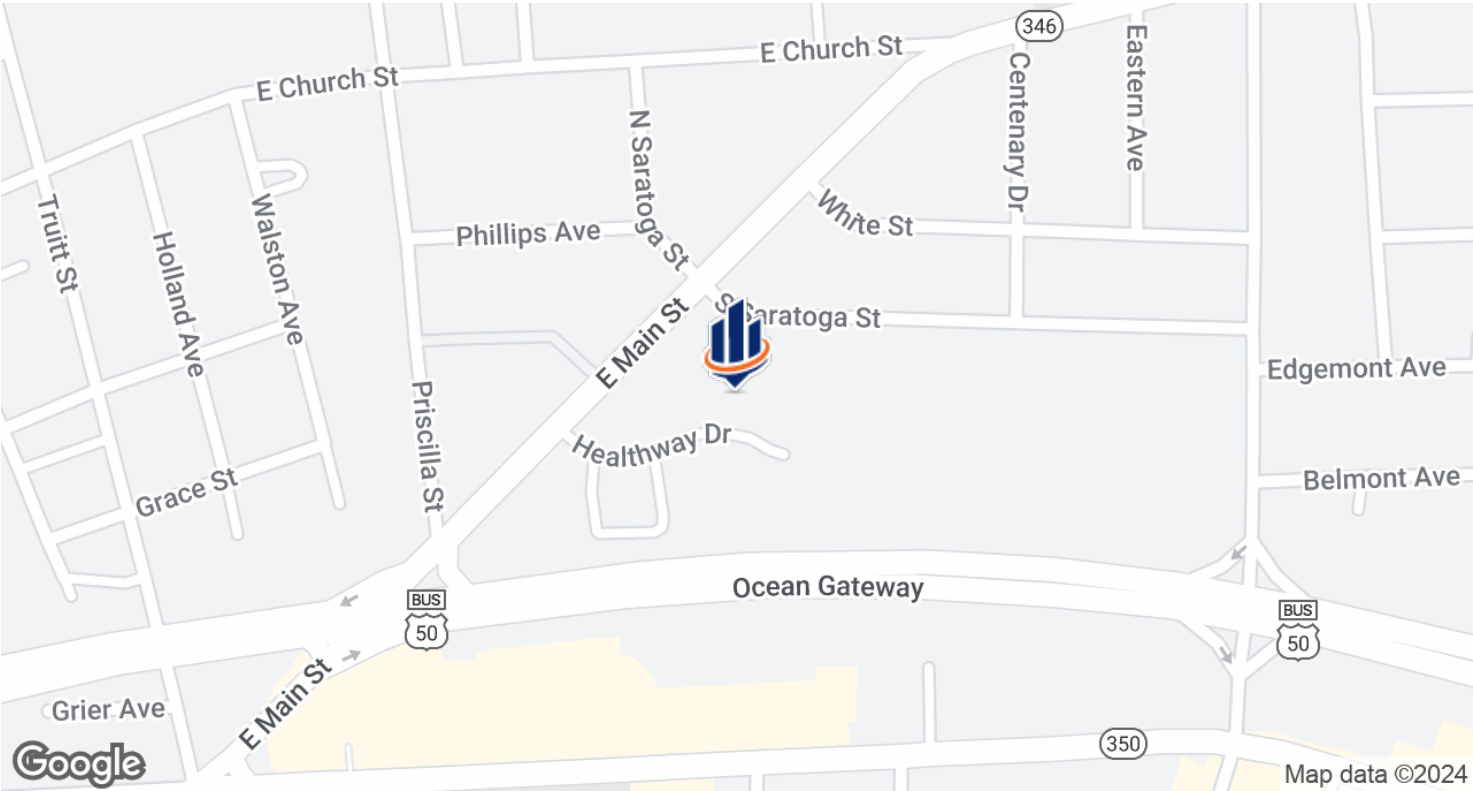
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LOCATION MAPS



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RETAILER MAP

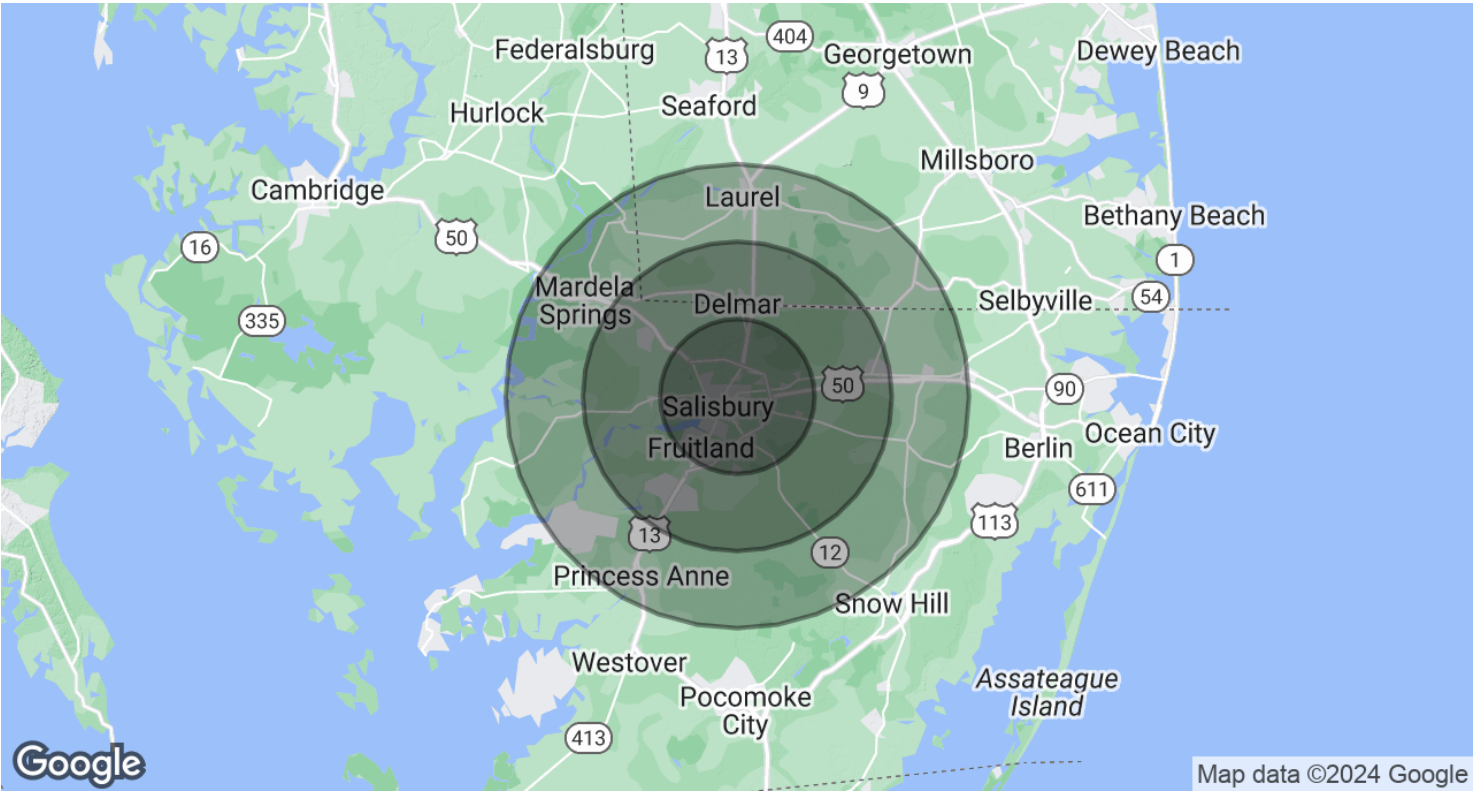


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	70,237	112,539	148,929
AVERAGE AGE	33.2	34.7	35.0
AVERAGE AGE (MALE)	31.6	33.2	33.6
AVERAGE AGE (FEMALE)	34.2	35.6	35.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	26,577	41,710	54,972
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$59,482	\$64,341	\$63,407
AVERAGE HOUSE VALUE	\$200,228	\$214,732	\$216,204

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



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

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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.

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