



PHILMORE COMMONS

224 W PHILLIP MORRIS DRIVE #105A
SALISBURY, MD 21804

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Lease Spaces



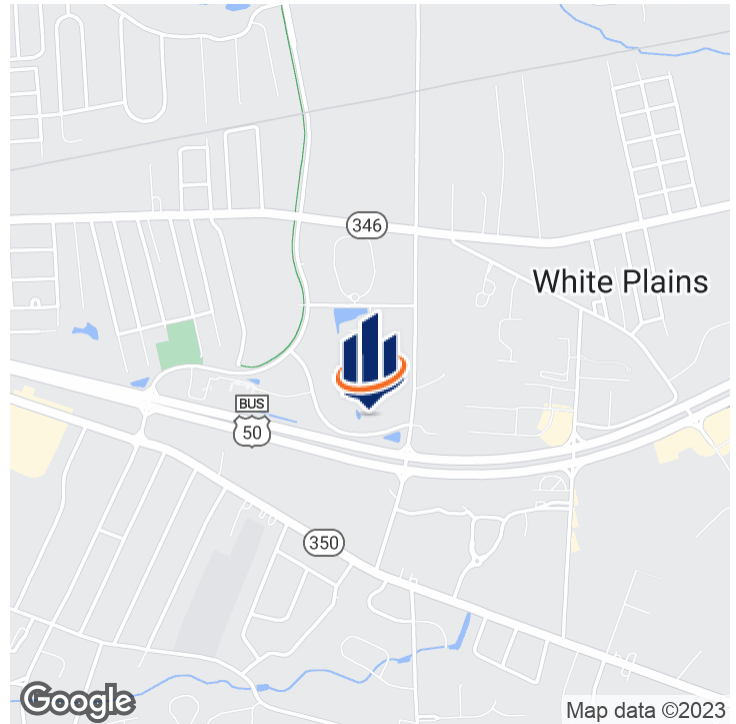
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,001 SF	Lease Rate:	\$995.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204B	-	250 SF	Gross	\$375 per month	Private office B is over 250 SF and offered at only \$375 a month. All utilities and WiFi are included. Shared Bathroom, fridge, common areas, etc.
Suite 105A	Available	1,001 SF	NNN	\$995 per month	Brand new renovated space with 2 bathroom, 2 privates offices, 1 large open work area, and a private balcony. Space is a 2nd floor unit and it is a walk-up being offered at \$995 monthly plus \$3 NNN fees with electric included and water paid for by tenant.
Suite 204D	-	500 SF	Gross	\$625 per month	Private office D is over 500 SF and offered at only \$625 a month. All utilities and WiFi are included. Shared Bathroom, fridge, common areas, etc.

Property Summary



OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (NNN)
Building Size:	36,807 SF
Available SF:	1,001 SF
Lot Size:	
Zoning:	LBI

PROPERTY OVERVIEW

Attention all, we have a brand new owner at Philmore Commons who is super motivated to get space leased up! Currently we have a 1001 SF office for lease, the going rate is \$995 monthly plus your \$3 NNN fee and utilities. The office features 1 large open work space, two private offices, and two bathroom stalls. This unit is a walk-up, please bring all ideas, interest, and questions to Andy Ball and Dylan Mezick!

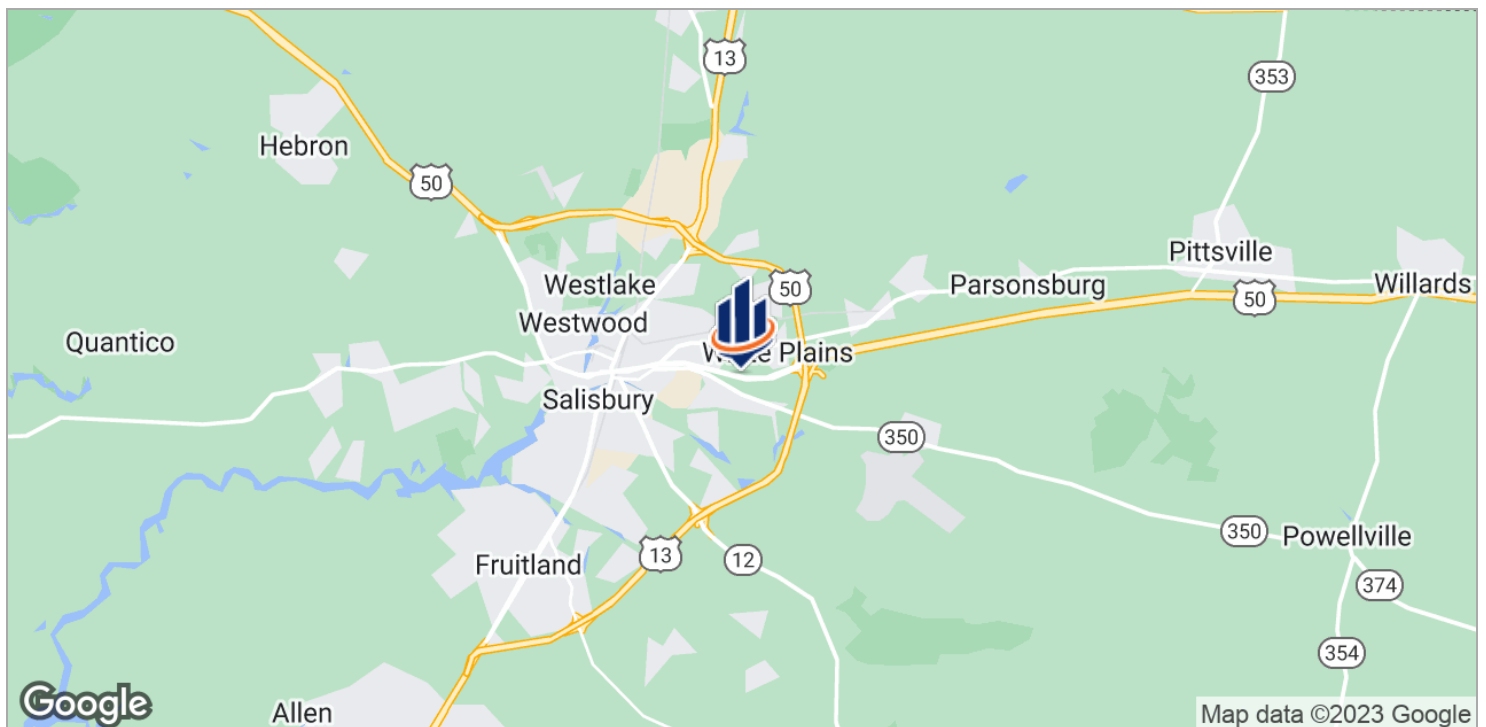
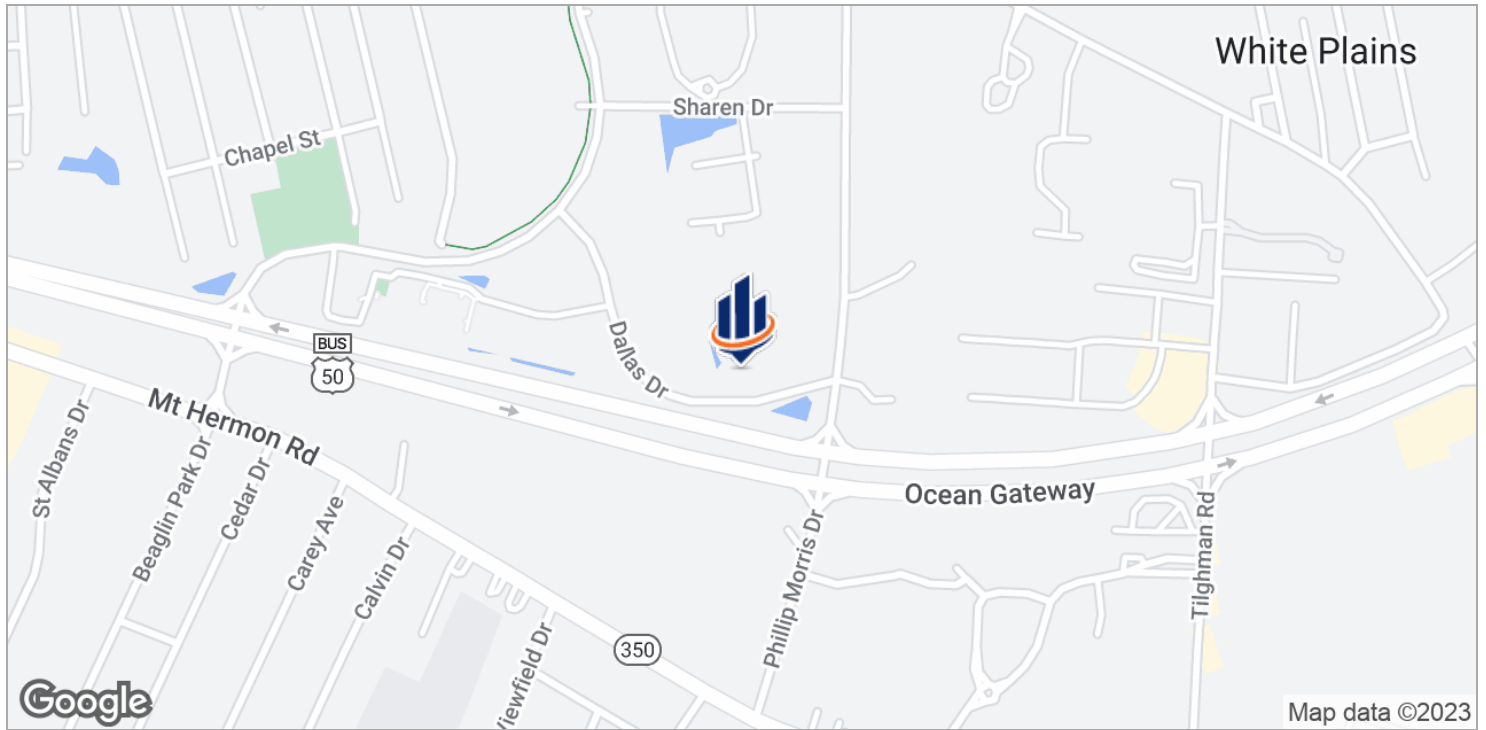
PROPERTY HIGHLIGHTS

- Brand New Renovations
- Affordable Rates
- One Open Work Area
- Two Bathroom Stalls
- Two Private Offices
- Walk-up unit

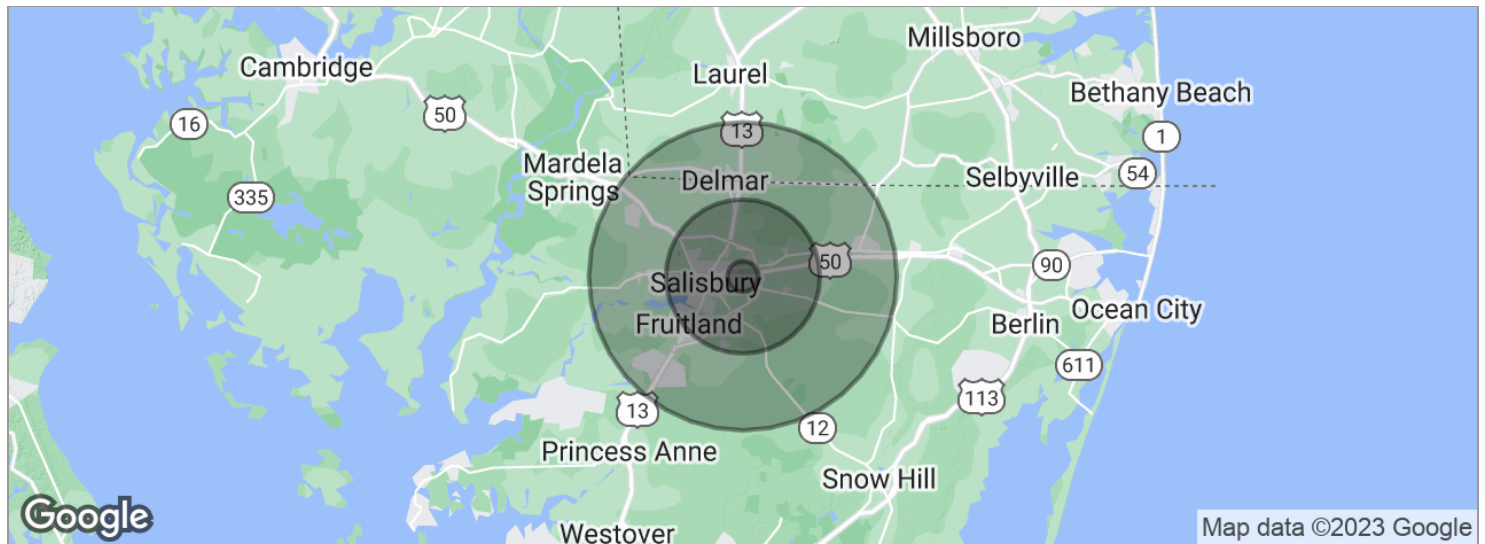


Suite 105A

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,145	66,908	100,872
Median age	41.1	35.0	37.3
Median age [Male]	42.6	34.2	36.6
Median age [Female]	38.0	36.0	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,058	27,621	41,275
# of persons per HH	2.0	2.4	2.4
Average HH income	\$69,434	\$63,011	\$67,954
Average house value	\$157,952	\$152,716	\$172,085

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



ANDREW BALL

Senior Advisor

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PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

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Advisor Bio 2



DYLAN MEZICK

Associate Advisor

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PROFESSIONAL BACKGROUND

Advisor Dylan Mezick focuses on leasing and selling retail and office space. At the age of 19, he began working for SVN-Miller, a leading commercial real estate company in Salisbury, Maryland. He has been actively involved in the sector since 2021.

Dylan is establishing a solid reputation in the industry by showcasing a comprehensive awareness of the commercial real estate market and a keen ability to spot possibilities and produce outcomes for his customers.

Dylan's success is a result of his love for the field and dedication to remaining current with industry trends and advancements. He is renowned for his tenacious work ethic and his capacity to create solutions that are specifically tailored to each client's requirements.

Dylan's youth and energy help him approach each assignment from a unique perspective and with an openness to learning and adapting. He is committed to offering his clients top-notch service and is focused on developing enduring connections based on trust, openness, and mutual success.

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