

An aerial photograph of a commercial property. In the foreground, a large, light-colored building with a green roof and several skylights is visible. To its right is a parking lot with several cars parked. In the background, there is a large, open parking lot with a few more cars, and beyond that, a dense line of trees. In the far distance, some residential buildings can be seen. The sky is clear and blue.

LEASE

Philmore Commons

224 PHILLIP MORRIS DRIVE

Salisbury, MD 21804

PRESENTED BY:

ANDREW BALL

O: 410.543.2440 x118

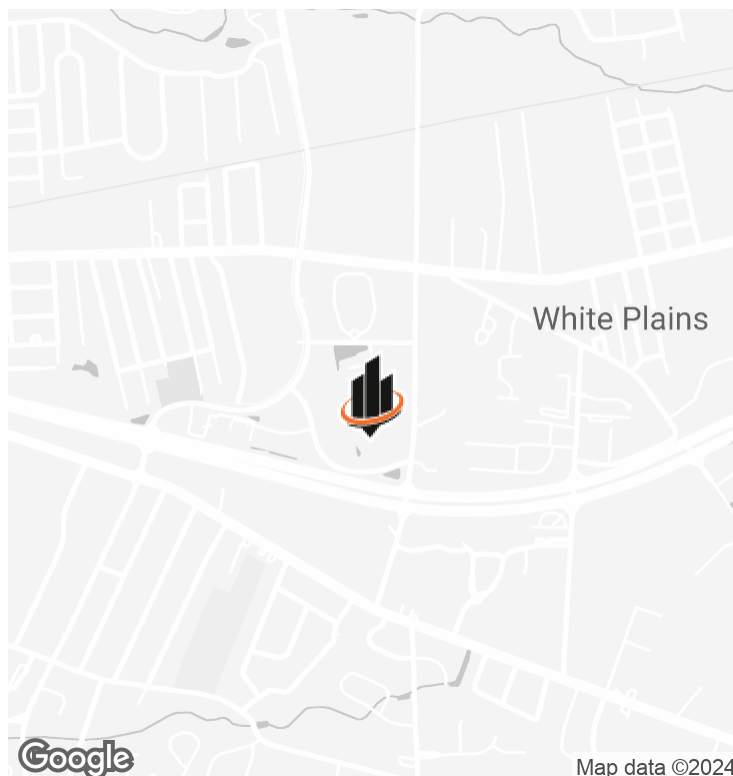
andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$9.00 - 13.00
SF/yr (NNN)

BUILDING SIZE: 40,000 SF

AVAILABLE SF: 660 - 28,000 SF

LOT SIZE: 9 Acres

YEAR BUILT: 1980

ZONING: City of Salisbury -
Light Business and
Institutional

MARKET: Eastern Shore of
MD

SUBMARKET: Salisbury, MD

PROPERTY OVERVIEW

Professional office spaces available with multiple layouts to choose from as well as floor locations; some tenant build out could be available by Landlord to make your perfect space as well as free rent structuring periods. Amenities include: large private parking lot, elevator, high-speed internet to building and more. This building fronts U.S. Route 50 which runs through the heart of Salisbury. With over 28,000 square feet of space available, Philmore Commons can accommodate a multitude of users.

PROPERTY HIGHLIGHTS

- Office Complex on busy business Rt. 50
- Large Private Parking Lot
- Multiple Floor Plans to Choose From
- Elevator
- Comcast Hi Speed Internet is Available

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS - EXTERIOR



ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS - INTERIOR



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com

DYLAN MEZICK
O: 410.543.2440 x122
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUITE 106 PHOTOS



ANDREW BALL **DYLAN MEZICK**
O: 410.543.2440 x118 O: 410.543.2440 x122
andy.ball@svn.com dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUITE 106 PHOTOS



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com

DYLAN MEZICK
O: 410.543.2440 x122
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LEASE SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Property Edit Form](#))

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	975 - 6,152 SF	LEASE RATE:	\$5.00 - \$11.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

105A	Available	1,001 SF	NNN	\$8.00 SF/yr	Philmore Commons has recently been sold and has a new motivated owner. This is the first unit they have remodeled and they utilized a HIGH level of finish. LBI Zoning has a wide array of uses so please bring all ideas. New flooring, paint, remodeled bathroom, kitchenette, and more! This space is a 2nd floor walk up unit with a balcony, and also features two bathroom stalls. This is an introductory rate for multiple year leases. Rate shall increase to _____ in year 2.
------	-----------	----------	-----	--------------	---

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LEASE SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Property Edit Form](#))

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

300	Available	6,152 SF	NNN	\$11.00 SF/yr	6,152 s/f available in Philmore Commons. This suite featured an open floor plan with two private offices, a small kitchenette and private bathroom. The space has several entrances/exits and can be subdivided. POTENTIAL FREE RENT OPTIONS for the right user and lease term!
400	Available	3,204 SF	NNN	\$7.00 SF/yr	Approximately 3,200 square feet of office space. Located minutes from downtown Salisbury. This space is perfect for medical, law, dental, architectural or any other professional offices. Unit features a large open reception area, up to (8) private offices, two (2) storage closets, and a conference room. Ample parking available. Potential Free Rent Options for the right user and lease term! This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

ANDREW BALL

O: 410.543.2440 x118
andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LEASE SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Property Edit Form](#))

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

402	Available	4,381 SF	NNN	\$5.00 SF/yr	4,381 +/- sq. ft. Multiple offices with conference room, common area restrooms. Large open area suitable for a bullpen. 2nd floor Office space with direct access to private stairs, and close proximity to common area elevators. Plenty of natural light. Ample parking on premises in a paved lot. Potential Free Rent Options for the right user and lease term! This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.
404	Available	1,349 SF	NNN	\$5.00 SF/yr	1,349 +/- Sf Office suite features large reception area with Three (3) private offices. This is a second floor unit with close proximity and access to the common area elevator. This unit can be combined with Suite 402 to create approximately 5730 Sf. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LEASE SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Property Edit Form](#))

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

102	Available	975 SF	NNN	\$7.00 SF/yr	A 975 SF office space located in Philmore Commons. Unit features a private restroom and kitchenette. Lease type is triple-net (estimated @ \$3.00 PSF) This unit could be combined with unit 104 for a total of 2,453 SF. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.
104	Available	1,568 SF	NNN	\$7.00 SF/yr	A 1,568 SF office space located in Philmore Commons. The unit is located on the first floor and features an open area with 3 private offices and 1 bathroom. Lease type is triple-net (estimated @ \$3.00 PSF). This unit could be combined with unit 102 for a total of 2,453 SF. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

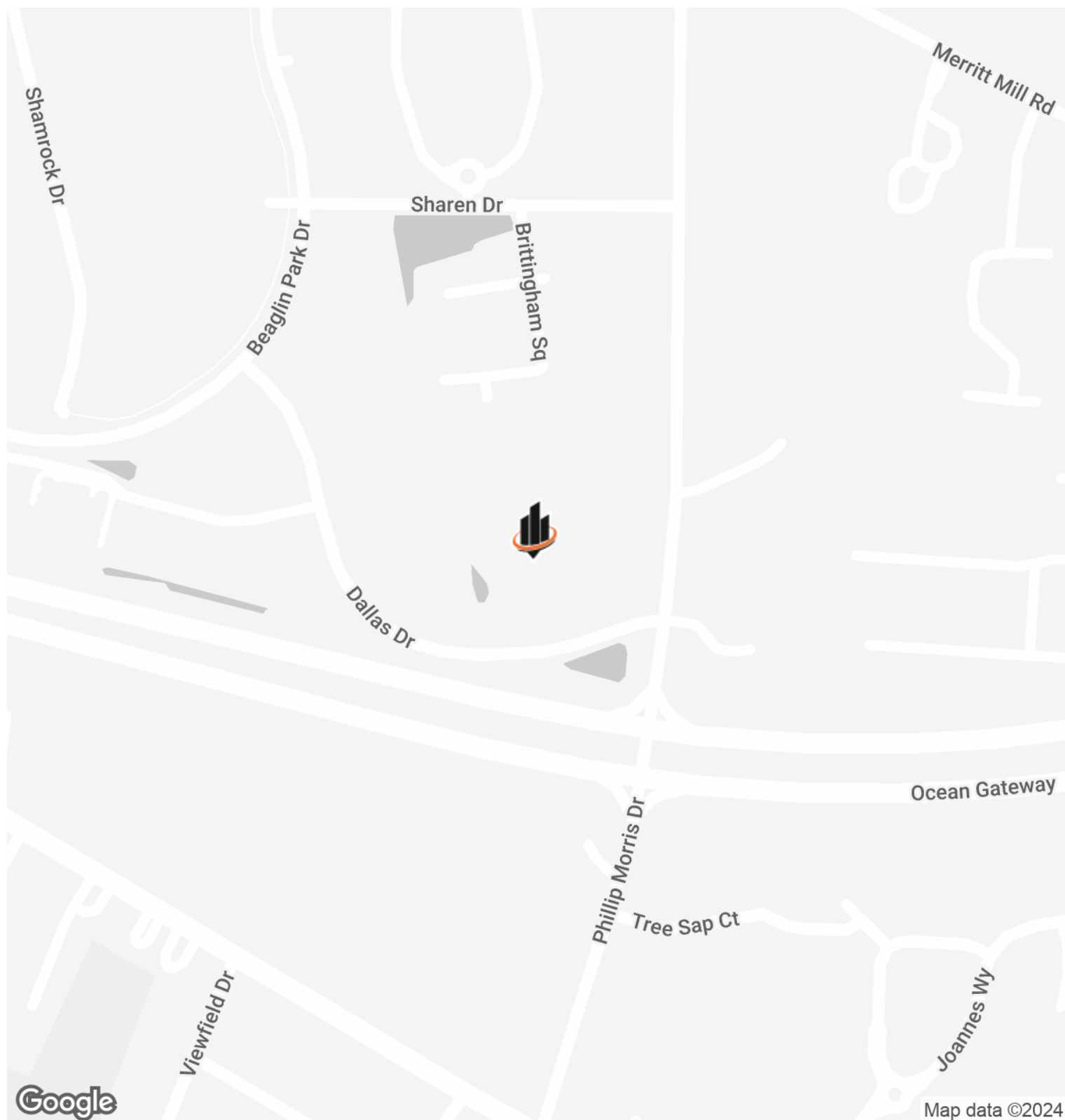
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

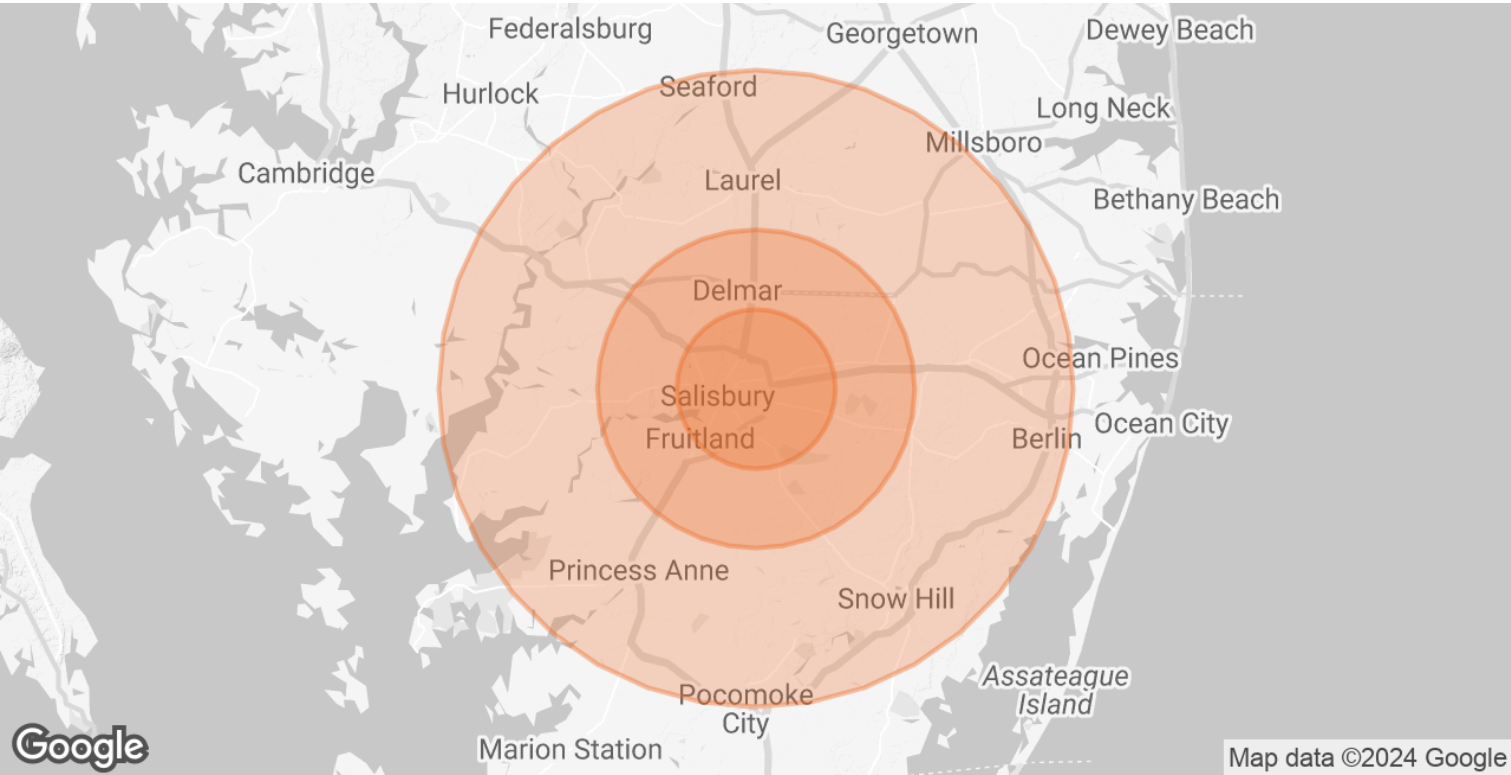
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	62,233	110,870	200,494
AVERAGE AGE	33.1	34.7	36.3
AVERAGE AGE (MALE)	31.5	33.2	34.9
AVERAGE AGE (FEMALE)	34.1	35.6	37.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	23,790	41,192	72,212
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$57,552	\$64,629	\$63,272
AVERAGE HOUSE VALUE	\$199,428	\$215,397	\$229,582

* Demographic data derived from 2020 ACS - US Census

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com

DYLAN MEZICK
O: 410.543.2440 x122
dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ANDREW BALL

Senior Advisor

andy.ball@svn.com

Direct: 410.543.2440 x118 | **Cell:** 410.422.3672

MD #36569

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.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors
Maryland Association of Realtors
Coastal Association of Realtors
CPM Candidate- Commercial Property Manager

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



DYLAN MEZICK

Associate Advisor

dylan.mezick@svn.com

Direct: 410.543.2440 x122 | **Cell:** 443.880.4492

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.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

DYLAN MEZICK

O: 410.543.2440 x122

dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ANDREW BALL **DYLAN MEZICK**
O: 410.543.2440 x118 O: 410.543.2440 x122
andy.ball@svn.com dylan.mezick@svn.com

PHILMORE COMMONS | 224 Phillip Morris Drive Salisbury, MD 21804



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.