

For Lease

Retail/Office

2,000 - 9,800 SF



The Twilley Center

Civic Avenue
Salisbury, Maryland 21801

Property Highlights

- Established, Prominent Shopping Center in Salisbury, MD
- Multiple Units Available (Variable Sizes +/-2,000 - 9,800 SF)
- Retail/Office/Flex Space for Lease
- Open, Unobstructed Floorplans
- Buildout Options Available

Property Description

+/- 40,000 SF of retail, office and/or flex space available for lease within the Twilley Centre, an established, highly frequented shopping center located on Civic Avenue and Mount Hermon Road in Salisbury, Maryland. The available units ranging +/- 2,000 - 9,800 SF (2,000 SF minimum divisibility) were formerly occupied by retail tenants and feature open, unobstructed floorplans. A short distance from Route 50, the Twilley Centre offers great visibility with high traffic counts. Flexible buildout options available; currently a vanilla shell. To inquire, contact the listing office today!

OFFERING SUMMARY

Available SF	2,000 - 9,800 SF
Lease Rate	\$7.00 SF/yr (NNN)
Building Size	Approx. 200,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,533	\$49,578
3 Miles	45,436	\$52,306
5 Miles	68,577	\$59,324

For more information

Chris Davis

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Chelsye Phillips-Hutton

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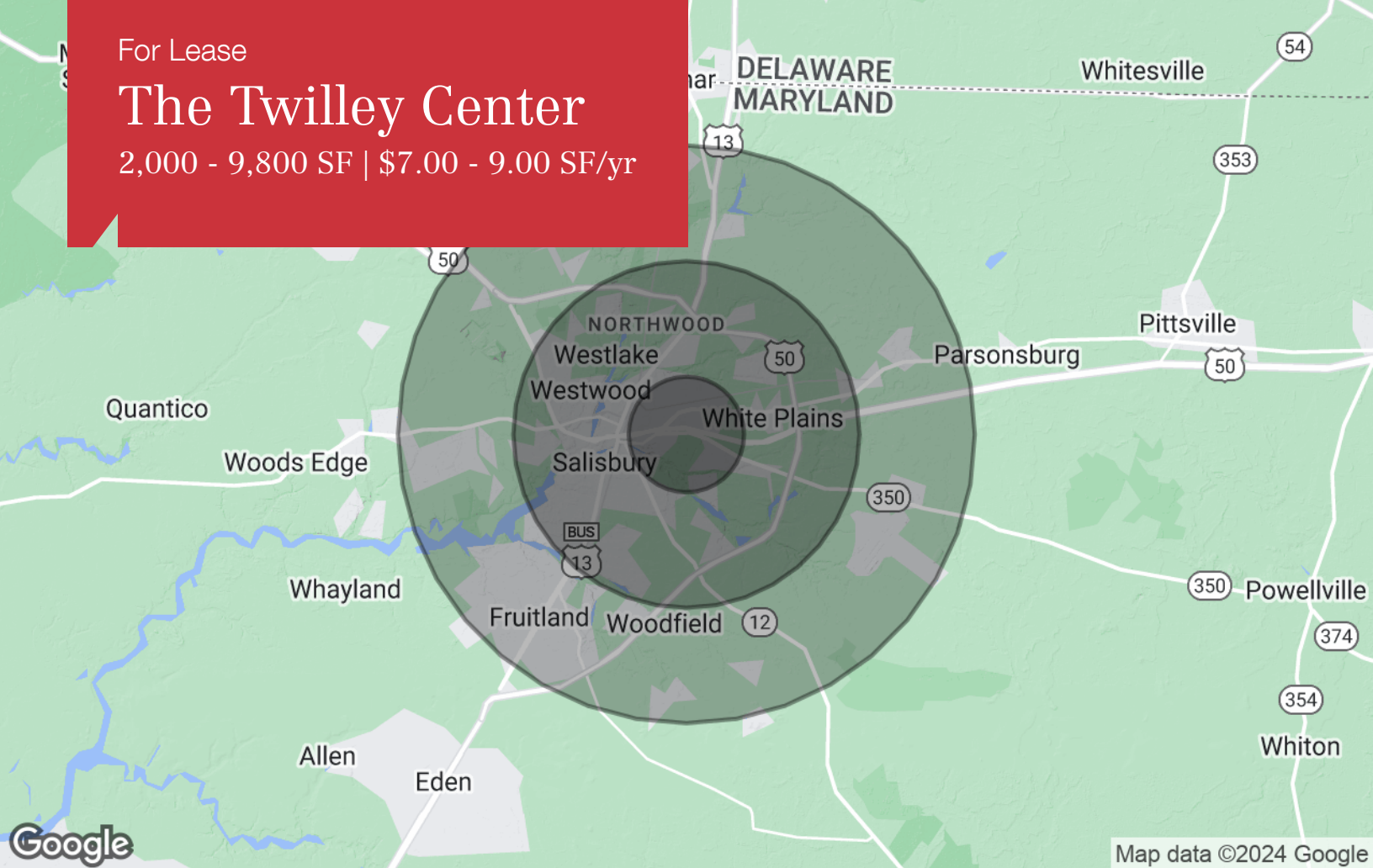
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,533	45,436	68,577
MEDIAN AGE	35.5	32.1	33.3
MEDIAN AGE (MALE)	33.6	30.6	31.6
MEDIAN AGE (FEMALE)	36.4	32.7	34.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,793	17,582	26,002
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$49,578	\$52,306	\$59,324
AVERAGE HOUSE VALUE	\$171,928	\$188,459	\$201,332
Race	1 Mile	3 Miles	5 Miles
% WHITE	54.8%	62.7%	63.2%
% BLACK	37.3%	31.4%	31.1%
% ASIAN	1.8%	2.3%	2.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.4%	0.5%
% OTHER	5.9%	3.2%	2.5%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	10.7%	5.8%	5.0%

* Demographic data derived from 2020 ACS - US Census

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Chris Davis

Principal | Broker

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443.523.4539 cell

chris@naicoastal.com

Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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Chelsye Phillips-Hutton

Advisor

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443.513.0682 cell

chelsye@naicoastal.com

Education

Phillips-Hutton is a graduate of the University of Maryland and holds Master of Administration degree and is a Lean Six Sigma Black Belt.

Professional Background

Chelsye Phillips-Hutton is a Licensed Real Estate Advisor with NAI Coastal. Backed by more than 15-years of professional experience, Chelsye specializes in business and process development, strategic leadership, and project management in relation to the medical industry. As a commercial real estate advisor, Chelsye leverages her expertise to assist users, whether they be buyers or tenants.

Prior to entering the commercial real estate arena, Chelsye worked for several notable specialty and primary healthcare providers, including TidalHealth. In her past positions, Chelsye gained experience in organizational leadership and spearheaded several practice expansion efforts throughout Maryland and Delaware. Her thorough understanding of the Delmarva Peninsula's medical network presents clients with unique insight into a niche sector of the real estate market. This knowledge is supplemented by general management and accounting experience that extends beyond the medical field, into a variety of other industries.

Chelsye's role within the NAI Coastal team allows her to go above and beyond the call of duty of a traditional real estate advisor; she is able to identify and show properties on the market in their current state, while also having the knowledge and resources to show their future potential. These abilities enable Chelsye to assist potential clients in realizing their goals and aligning them with opportunities best suited to their needs.

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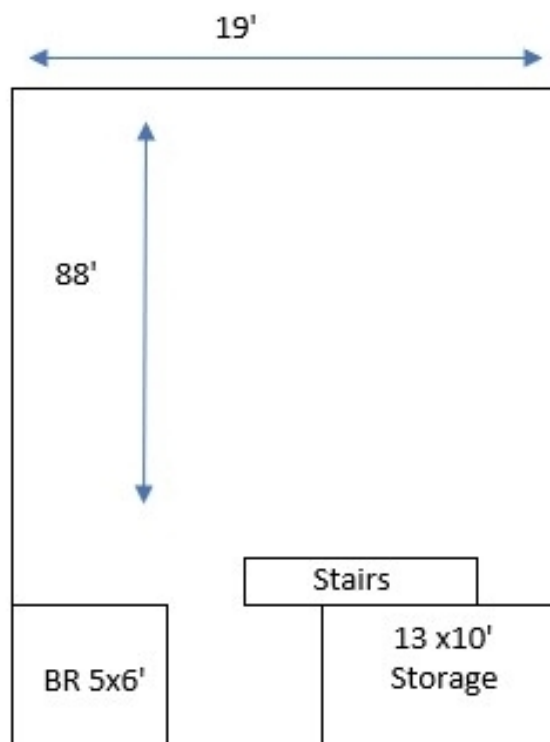
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Storefront



Second Floor

