

SALE / LEASE

Dockside Bar, Grill & General Store

8952 DEAL ISLAND ROAD

Deal Island, MD 21821

PRESENTED BY:

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

MD #36569

ALLISON CONICK

O: 410.543.2440 x114

allison.conick@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
LEASE RATE:	Negotiable
BUILDING SIZE:	2,400 SF
AVAILABLE SF:	
LOT SIZE:	0.643 Acres
PRICE / SF:	\$145.83
YEAR BUILT:	1987
RENOVATED:	2003
ZONING:	MRC
MARKET:	MD's Eastern Shore

PROPERTY OVERVIEW

Waterfront Bar & Grill, General Store

PROPERTY HIGHLIGHTS

- All Furniture, Fixtures, and Equipment are included in the lease rate.
- Arby's has been in business since 1987 catering to local waterman, fisherman, and tourists and shut their doors due to health concerns in the Spring of 2023
- All business has been cash and generated organically with absolutely no advertising of any kind
- No lottery or cigarette sales
- Restaurant features full bar, kitchen, outside seating and many refrigerators and coolers
- Property is fronted by county owned property and a public boat ramp

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

ADDITIONAL PHOTOS



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

ADDITIONAL PHOTOS



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

ADDITIONAL PHOTOS



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

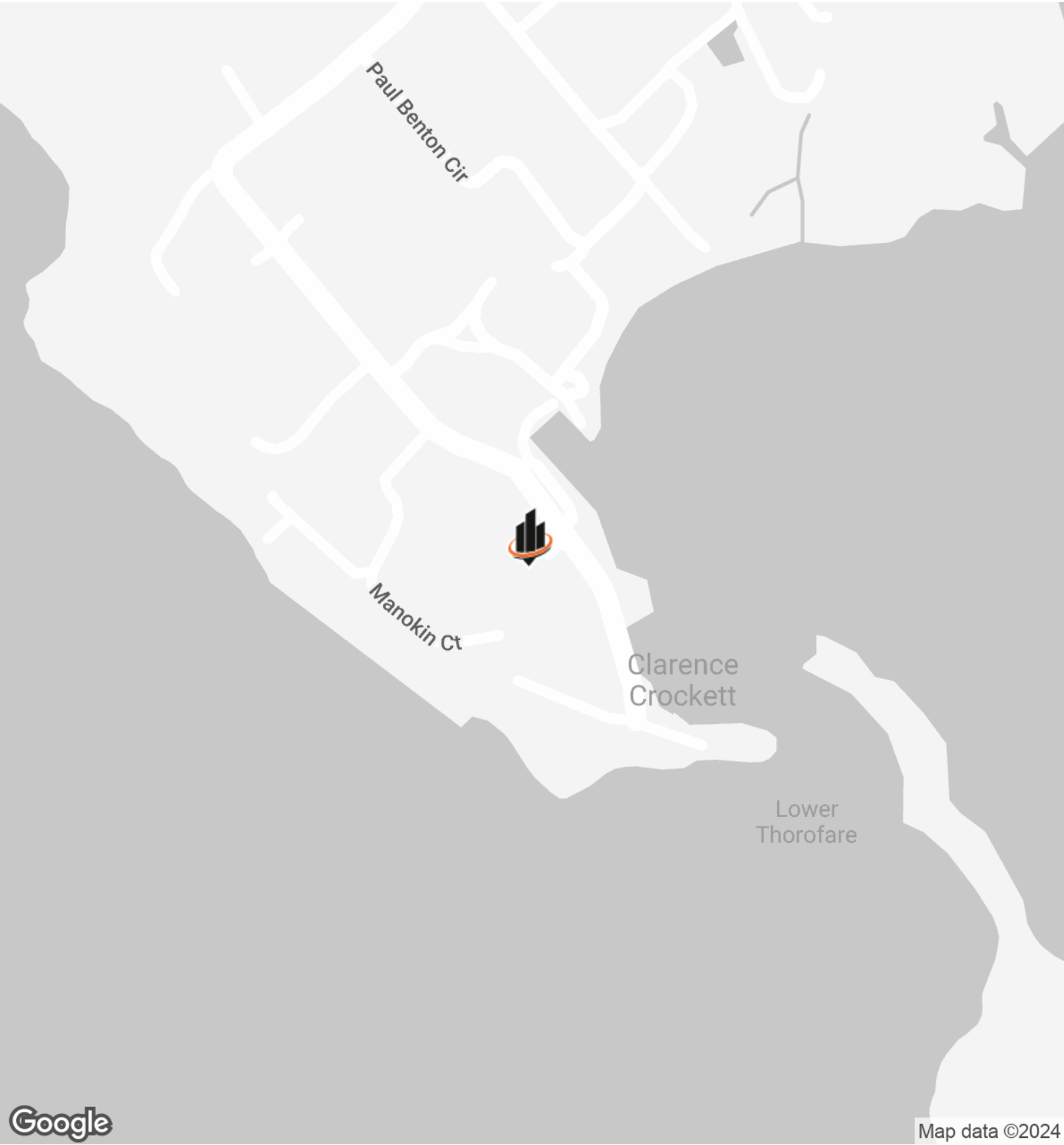
ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

ADDITIONAL PHOTOS

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

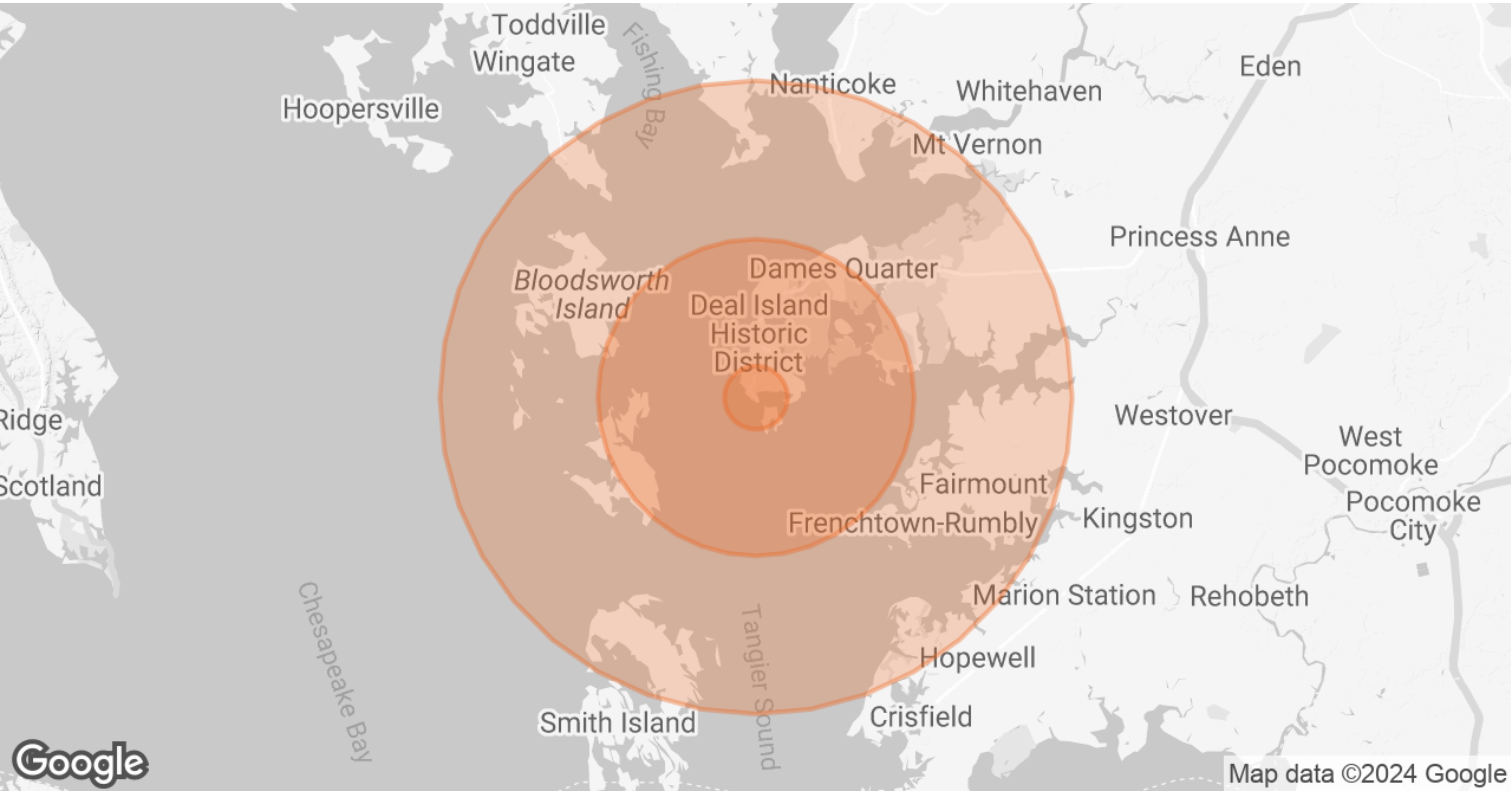
LOCATION MAP



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	228	898	3,590
AVERAGE AGE	66.1	59.2	49.7
AVERAGE AGE (MALE)	60.1	55.1	49.0
AVERAGE AGE (FEMALE)	70.4	62.3	51.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	226	809	2,782
# OF PERSONS PER HH	1.0	1.1	1.3
AVERAGE HH INCOME	\$29,944	\$30,728	\$36,120
AVERAGE HOUSE VALUE	\$122,702	\$136,855	\$163,051

* Demographic data derived from 2020 ACS - US Census

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

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 **ALLISON CONICK**
O: 410.543.2440 x118 O: 410.543.2440 x114
andy.ball@svn.com allison.conick@svn.com
MD #36569

ADVISOR BIO 1



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
MD #36569

ALLISON CONICK

O: 410.543.2440 x114
allison.conick@svn.com