

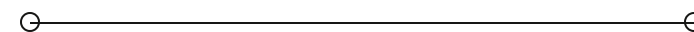


LEASE

Shoppes at Easton

8223 ELLIOTT ROAD

Easton, MD 21601-2956



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 - 20.00 SF/yr (NNN)
BUILDING SIZE:	113,330 SF
AVAILABLE SF:	1,200 - 3,500 SF
LOT SIZE:	13.9 Acres
MARKET:	Talbot County

PROPERTY OVERVIEW

Welcome to "The Shoppes at Easton". This grocery-anchored shopping center is bustling with activity. This Giant grocery store is a very strong performer in this center with sales far above the national average. Join other co-tenants such as GNC, Dollar Tree, GameStop, Papa John's, the Hair Cuttery, and more. The center is well-maintained, has ample parking, is a well-known location, and is adjacent to a Walmart SuperCenter.

PROPERTY HIGHLIGHTS

- Grocery Anchored Shopping Center
- Well-maintained center
- Strong performing co-tenants
- Well-known location - Adjacent to Walmart

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SITE PLAN - SHOPPES AT EASTON



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LOCATION MAP



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ADDITIONAL PHOTOS



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RETAILER MAP



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AERIAL - SHOPPES AT EASTON



The Shoppes at Easton

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AVAILABLE SPACES - SHOPPES AT EASTON

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FREE-STANDING OUTPARCEL: SALE OR LEASE



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 3,500 SF	LEASE RATE:	\$14.50 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8223-11 (Unit #5)	-	1,140 SF	Modified Net	\$20.00 SF/yr	-
8223 - 17 (Unit #8)	-	3,500 SF	Modified Net	\$10.00 SF/yr	-
8223-29, 8223-31 (Unit #14)	Available	3,200 SF	NNN	\$14.50 SF/yr	End-cap space next to a very busy Dollar Tree.
Outparcel: Free-standing building	Available	2,700 SF	NNN	\$20.00 SF/yr	Sale or Lease: 2700 SF former PNC bank with two drive-thrus. Located at the entrance of the property, this is well-positioned for any business.
8225-25	Available	1,200 - 3,500 SF	NNN	\$2,000 per month	Small 1200 SF retail space that is well-located next to strong traffic-generating tenants with good exposure.

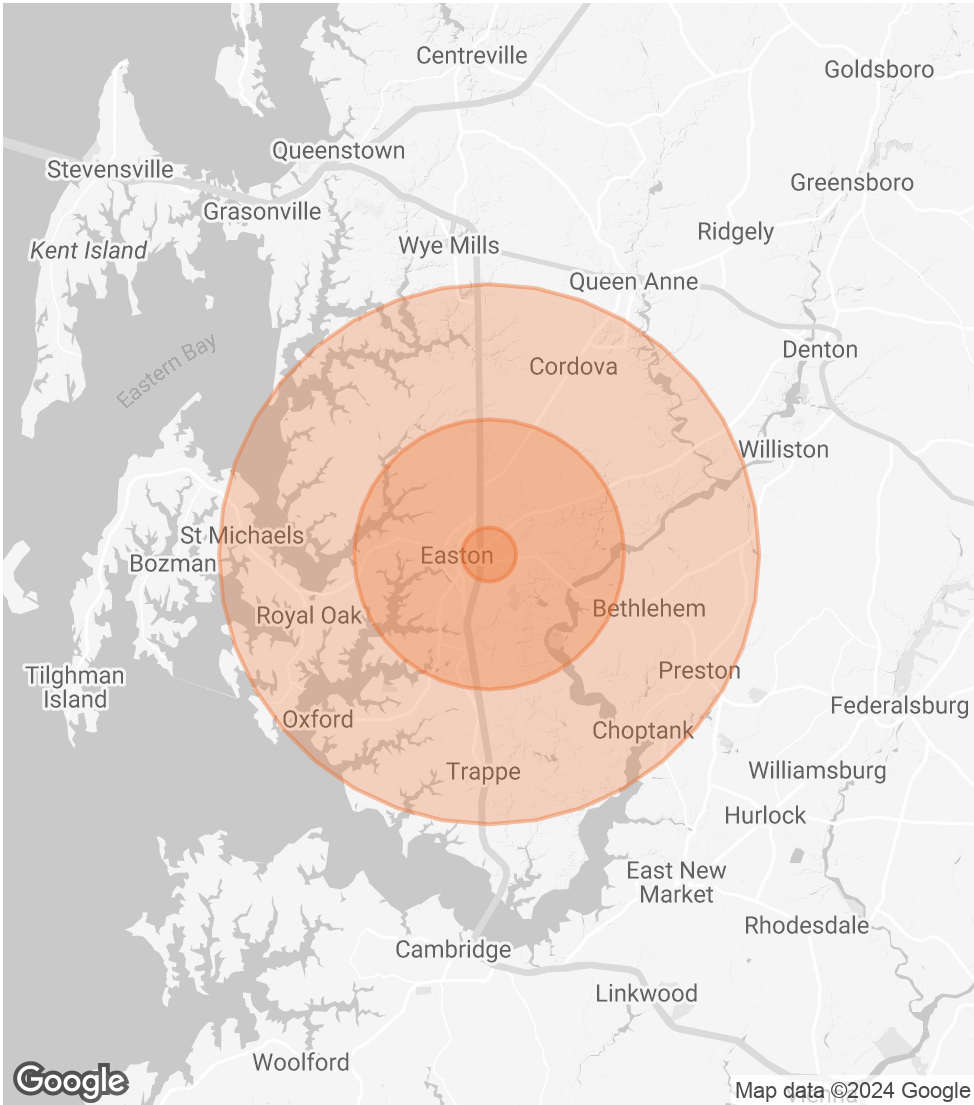
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,732	20,927	37,024
AVERAGE AGE	43.3	46.7	48.5
AVERAGE AGE (MALE)	44.2	44.1	47.2
AVERAGE AGE (FEMALE)	44.0	48.8	50.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,395	10,472	19,305
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$57,074	\$82,595	\$88,192
AVERAGE HOUSE VALUE	\$257,228	\$319,358	\$395,590

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



WESLEY COX, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1600+ advisors. Wesley and his team specialize in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and have helped secure over 800 real estate transactions totaling over \$800 million.

Wesley has been voted the Eastern Shore’s “Best Commercial Realtor” four consecutive years in a row in 2019-2022. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Deeply committed to giving back, Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtor’s Community Service Award, and the Coastal Association Community Service Award. Wesley has also received the National Association of Realtor’s “Commercial Award” multiple times given to top commercial brokers around the country. In addition, Wesley has been awarded the Rotarian of the Year.

Wesley has been involved in over 3,500,000 SF of industrial transactions representing national and international companies as well as extensive real experience working with many national retailers including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Dollar Tree, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more. In addition, Wesley has been involved in the sale and development of well over 1,000 acres totaling over 4,000 units.

Wesley currently serves on the board of directors of Provident State Bank, is the Past-President of the Salisbury Area Chamber of Commerce Foundation, Past-President of the Wicomico Rotary Club, and has served on the board for the Salisbury University Perdue School of Business Career Advisory Board, the executive board of the Coastal Association of Realtor’s, American Red Cross, and the Wicomico Rotary Club. He has been the author of numerous articles, a newspaper column, and has been featured in the CCIM Real Estate magazine.

Wesley is one of the top 5% of commercial agents that have earned the coveted CCIM designation after only 3-years in the business. He received degrees from Salisbury University in Business

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PROFESSIONAL BACKGROUND

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1500+ advisors. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and has helped secure over 800 real estate transactions totaling over \$800 million.

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Council Chair of Industrial Properties

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PROFESSIONAL BACKGROUND

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

Hanna currently serves as director for WIRA (Wallops Island Regional Alliance) supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. (UAV).

He served as past chair for the Salisbury University (SU) Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

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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.

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