

SALE / LEASE

310 Hammond St

310 HAMMOND ST

Salisbury, MD 21804

PRESENTED BY:

**JOHN MCCLELLAN, CCIM,
SIOR**
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$200.00 - 1,450.00 per month (Gross)
BUILDING SIZE:	9,600 SF
AVAILABLE SF:	245 - 1,017 SF
LOT SIZE:	0.31 Acres
RENOVATED:	2023
ZONING:	General Commercial
MARKET:	Eastern Shore
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

2,713 RSF of office space. This is a gross lease, all expenses included. *The building is still under renovations. with new flooring, ceiling panels, base molding , lighting , Dry wall, paint, outlets, and coax. The exterior is getting new vinyl, & Stone veneer. The office space consists, of 4 suites that can be combined for up to 2,713 RSF. There are two garage spaces for lease 245 SF & 446 SF for a total of 3,404 RSF of Office & Garage space for lease. There is a shared common area with bathrooms. Parking is on the North end of the property along the railroad tracks. and a rear parking lot. The second floor is Residential Rentals with stair access from the rear of the buildings parking lot.

PROPERTY HIGHLIGHTS

- Flexible layout
- Ample Parking
- Renovated offices
-

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	245 - 1,017 SF	LEASE RATE:	\$200.00 - \$1,450.00 per month

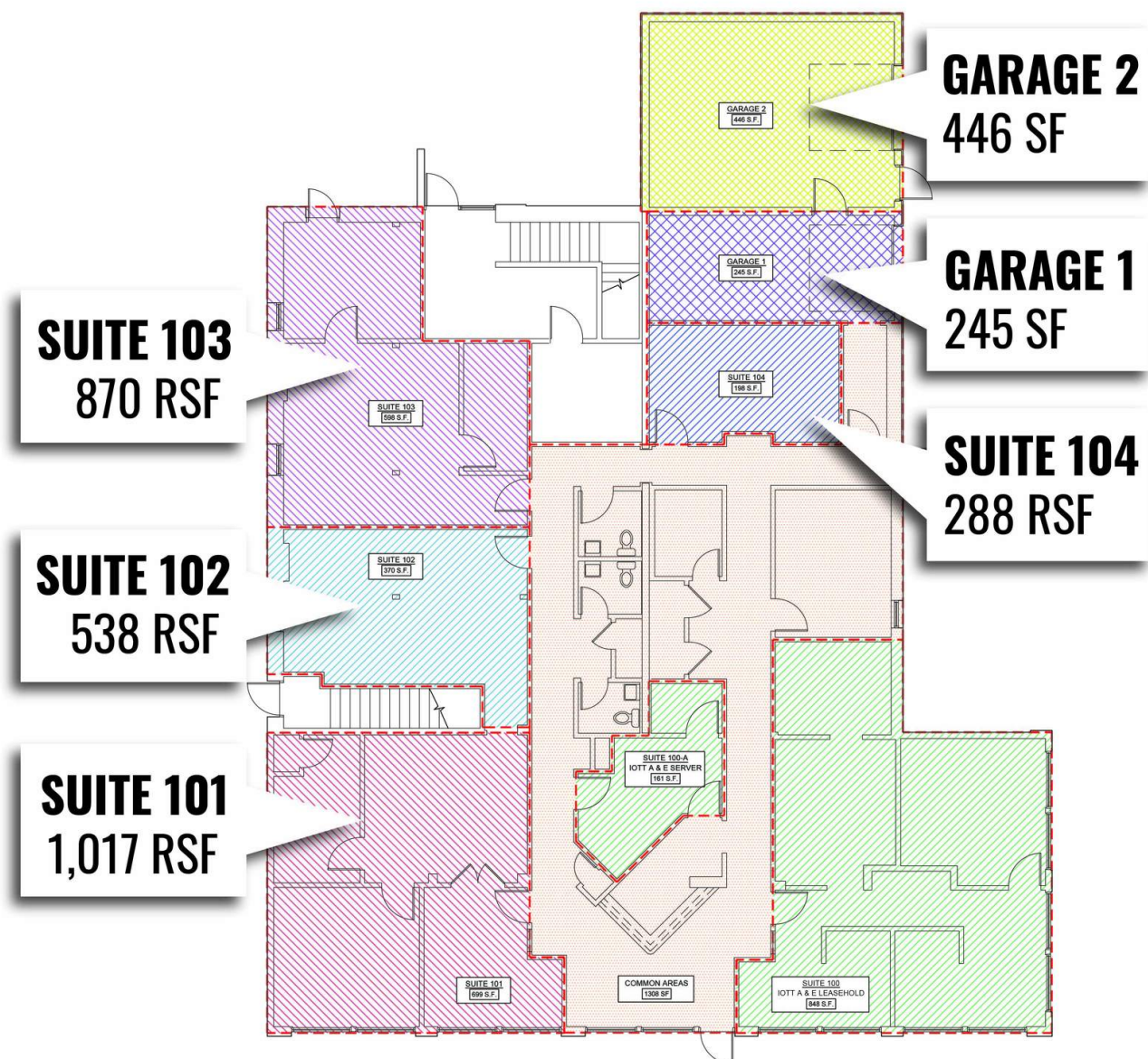
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,017 SF	Gross	\$1,450 per month	-
Suite 102	Available	538 SF	Gross	\$650 per month	-
Suite 103	Available	870 SF	Gross	\$850 per month	-
Suite 104	-	288 SF	Gross	\$350 per month	-
Garage 1	Available	245 SF	Gross	\$200 per month	-
Garage 2	Available	446 SF	Gross	\$400 per month	-

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FIRST FLOOR - FLOOR PLAN



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ADDITIONAL PHOTOS



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SUITE 101



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SUITE 102



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SUITE 103



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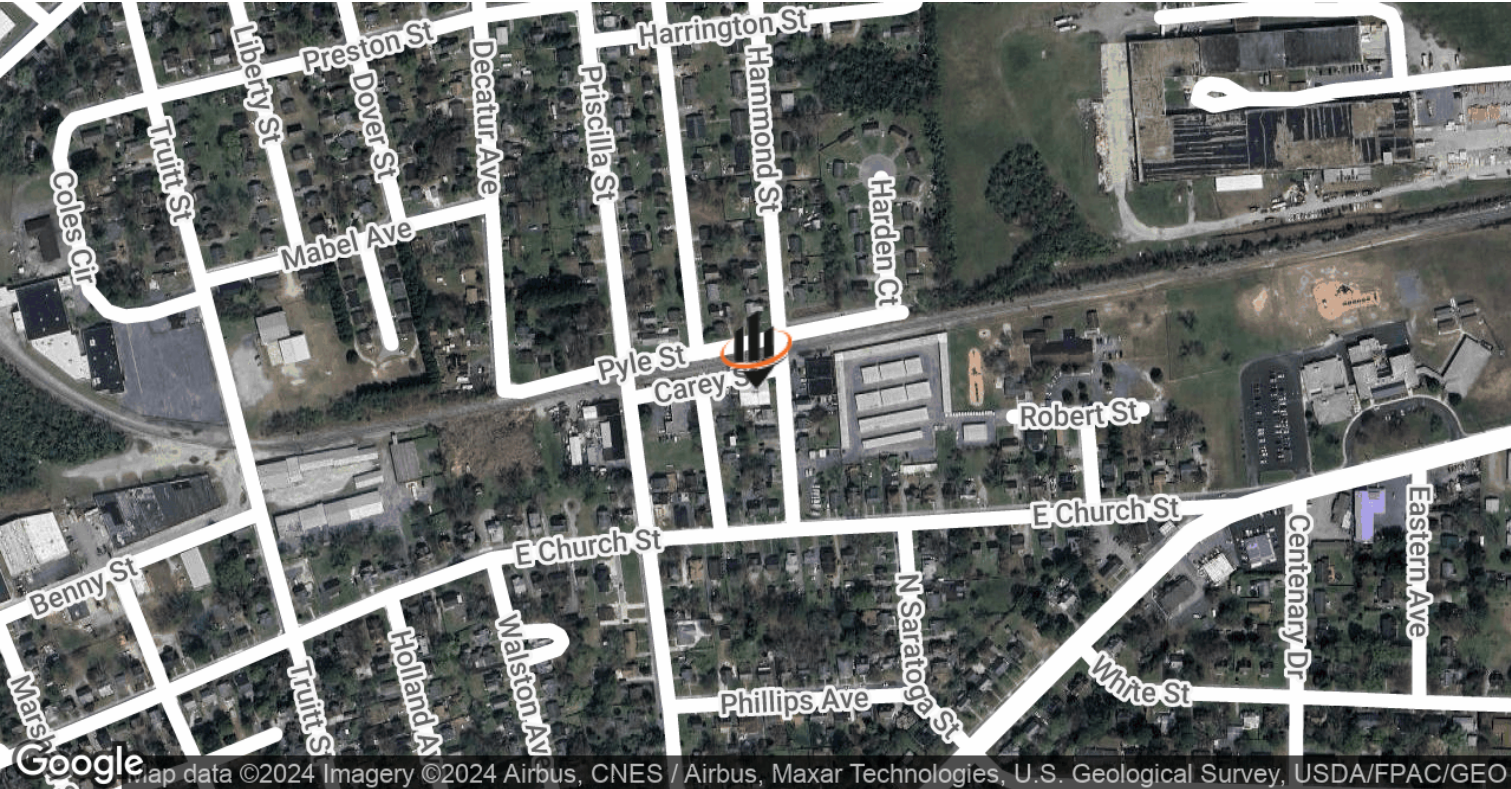
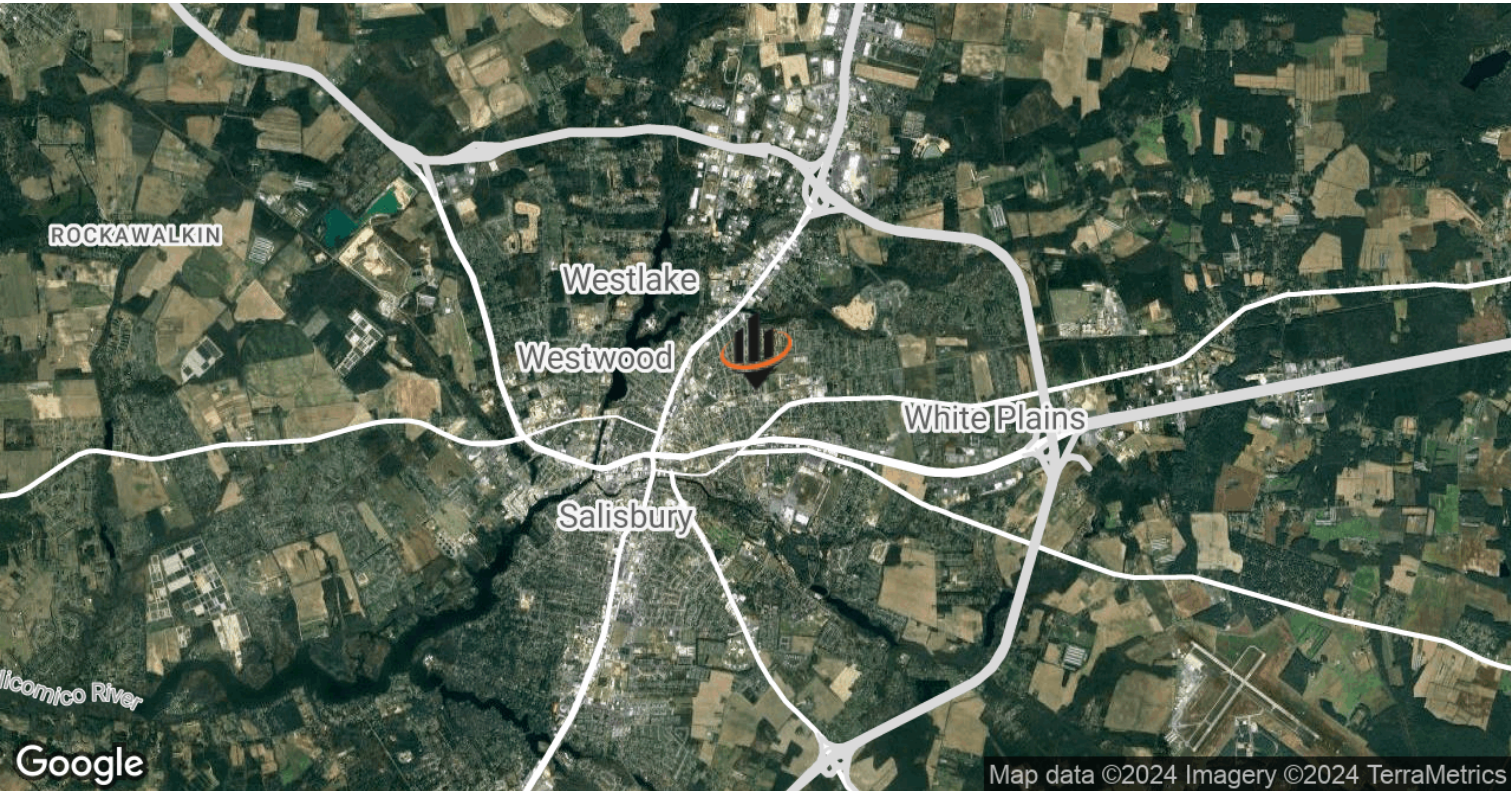
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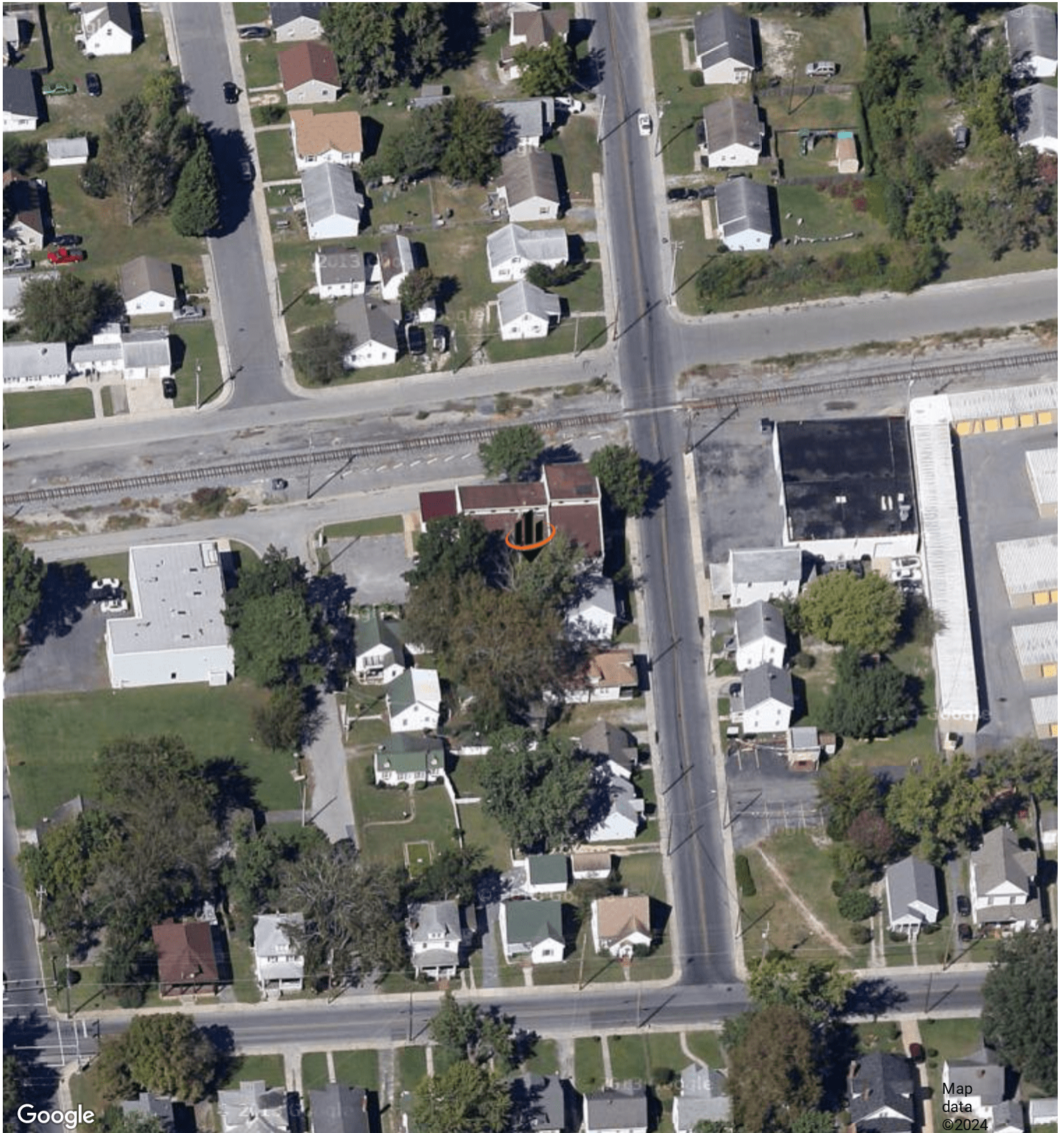
LOCATION MAP



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AERIAL PHOTO



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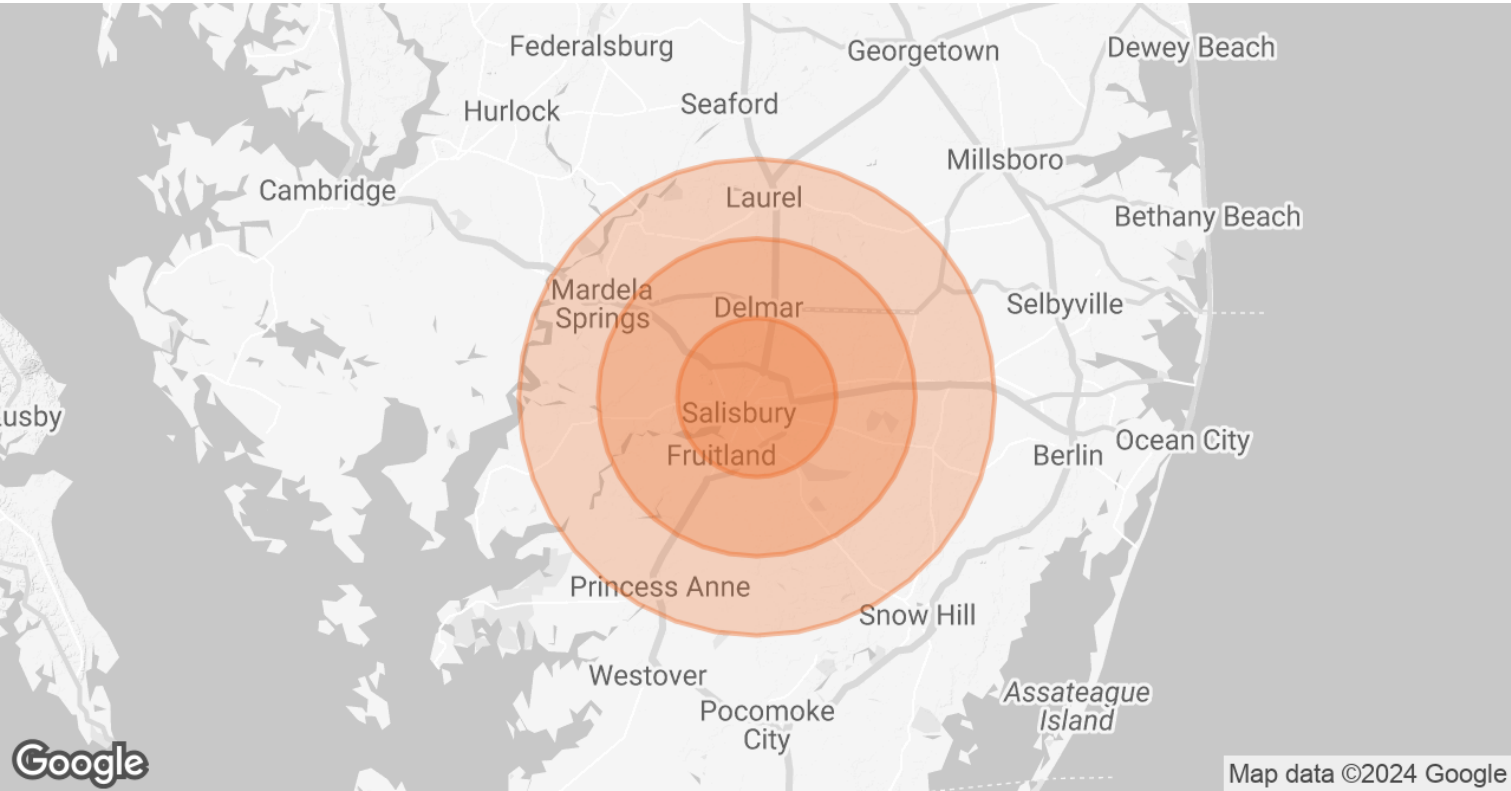
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	71,479	101,356	134,470
AVERAGE AGE	35.2	37.5	37.4
AVERAGE AGE (MALE)	34.4	36.8	36.4
AVERAGE AGE (FEMALE)	36.1	38.3	38.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	29,293	41,568	55,717
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$64,953	\$68,091	\$65,119
AVERAGE HOUSE VALUE	\$157,334	\$173,070	\$175,033

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR) - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

Lower Shore Advisory Board for M&T Bank

SVN | Miller Commercial Real Estate

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ADVISOR BIO 2



CHRISTOPHER MESSICK

Associate Advisor

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PROFESSIONAL BACKGROUND

Chris Messick is an Advisor on the McClellan Team with SVN Miller Commercial Real Estate. The McClellan team members include John McClellan, CCIM, SIOR and Kelly Jeter. Together, they boast over 35 collective years of experience in the industry, offering clients a wealth of knowledge and a formidable track record of success.

Chris brings a unique blend of creativity and technical expertise to his role as a Commercial Advisor, with a dynamic background in Media Production, specializing in Video Pre & Post-Production and Graphic Design. Transitioning seamlessly from his beginnings as a Residential Agent, Chris has swiftly carved a niche for himself in the realm of commercial real estate, with a particular focus on Medical Office Sales.

He is currently pursuing his CCIM (Certified Commercial Investment Member) designation, a testament to his commitment to excellence and continuous professional development. This rigorous designation signifies mastery in financial and market analysis, and investment decision-making—a testament to Chris' dedication to delivering top-tier service to his clients.

Beyond his professional pursuits, Chris is deeply invested in his community. He actively engages as a member of the Chamber of Commerce, contributing to the economic vitality and growth of the region. His involvement in the Greater Salisbury Committees and participation in Salisbury University's Transformational Community Leadership Series further exemplify his dedication to fostering positive change and progress.

Chris' leadership extends beyond the real estate realm as he serves as the Co-Chair of the Emerging Leaders, a pivotal branch of the United Way Lower Eastern Shore. Through this role, he spearheads initiatives aimed at empowering and uplifting the next generation of community leaders, making a tangible impact on the region's social fabric.

Driven by a passion for both real estate and community building, Chris approaches his role with enthusiasm, integrity, and a genuine desire to exceed expectations. With his blend of industry expertise, commitment to ongoing education, and unwavering community involvement, Chris is poised to make lasting contributions to both his clients and the community at large.

EDUCATION

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