

LEASE

Southside Professional #201

1344 S DIVISION STREET

Salisbury, MD 21804

PRESENTED BY:

RYAN FINNEGAN

O: 410.543.2440 x119

ryan.finnegan@svn.com

TONNEY INSLEY

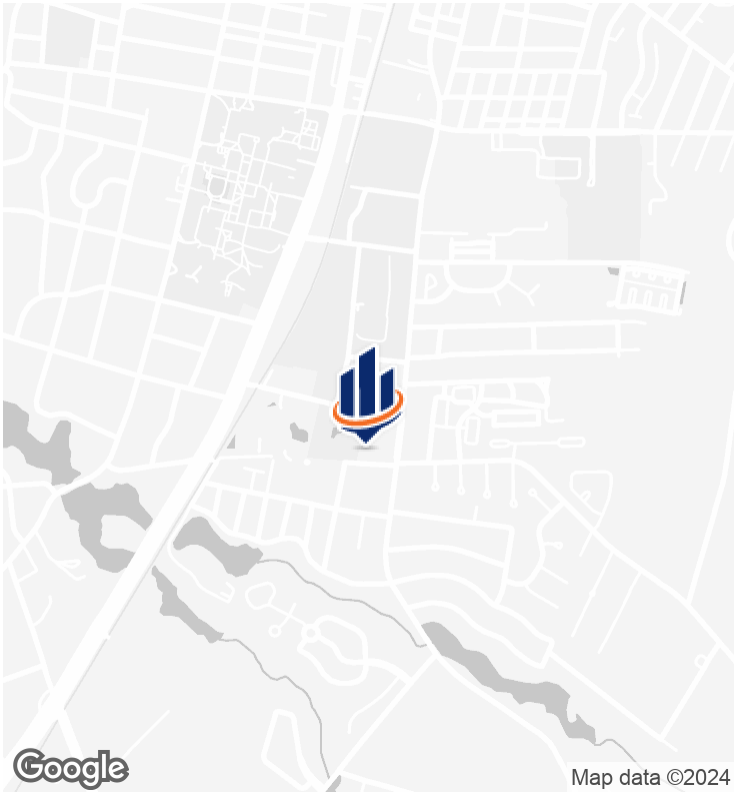
O: 410.543.2491

tonney.insley@svn.com

MD #653457



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	2,300 SF
YEAR BUILT:	2002

PROPERTY OVERVIEW

Turn key opportunity for a physical therapy user or another medical/professional office use that is looking for a location in Salisbury's largest office corridor on the south end of town. Enter unit 201 through a closed in vestibule into the waiting area, reception with check in counter and file storage area, an open layout with two private offices, an executive office, and a lab room.

RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

ADDITIONAL PHOTOS



RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

ADDITIONAL PHOTOS



RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

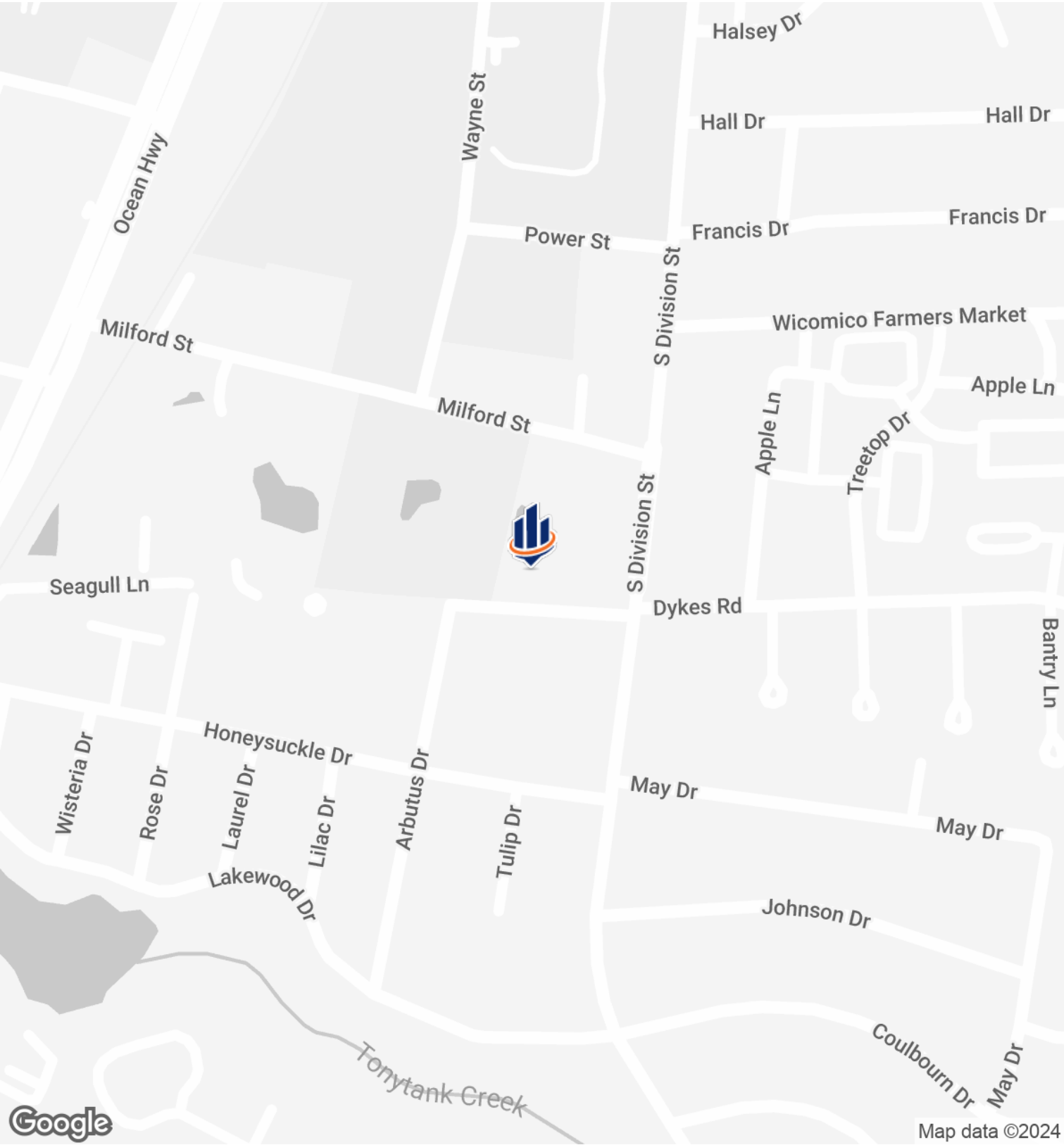
CURRENT FLOOR PLAN



RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

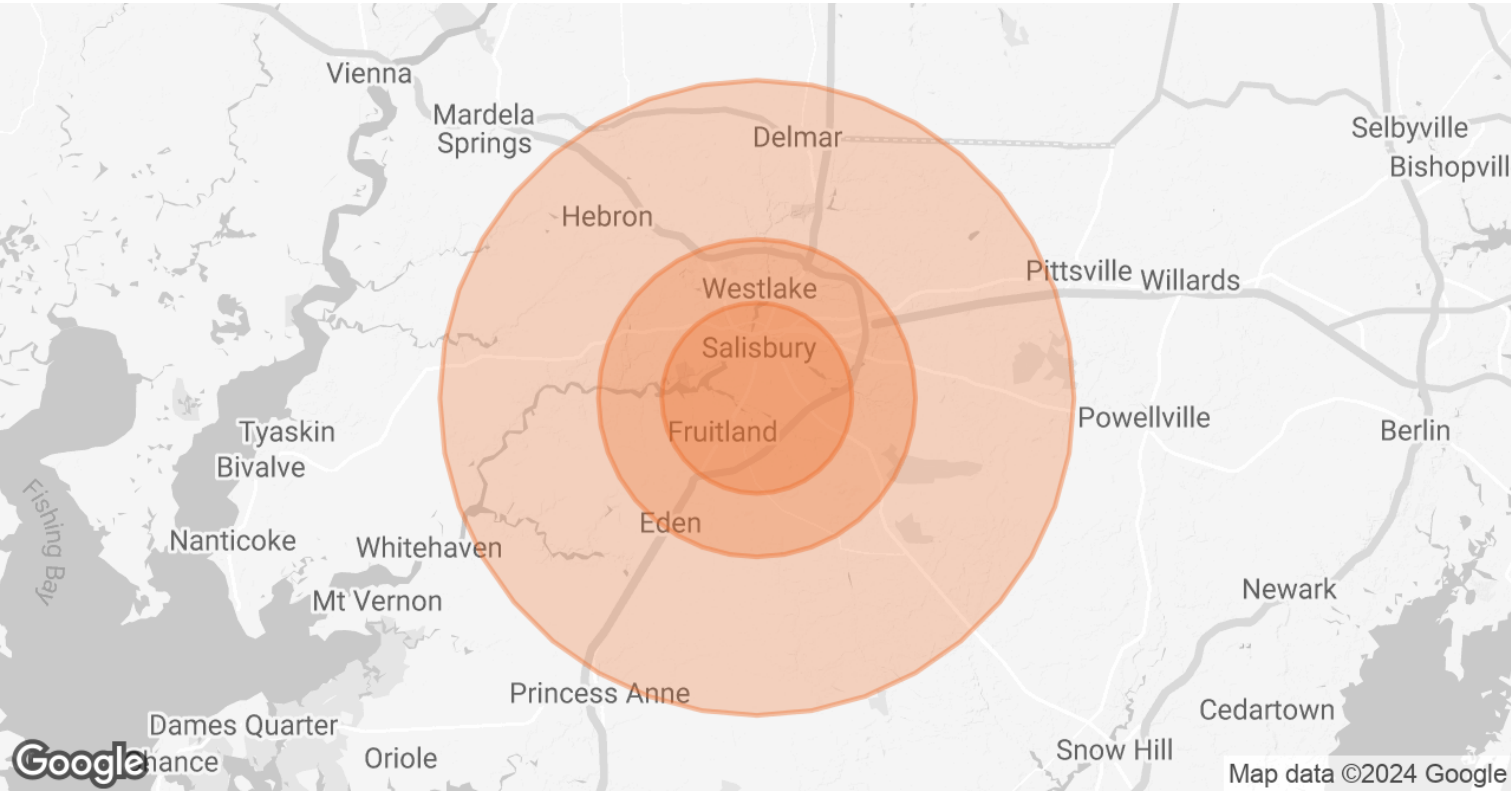
LOCATION MAP



RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	44,632	66,254	97,617
AVERAGE AGE	33.1	35.7	37.0
AVERAGE AGE (MALE)	32.1	35.3	36.1
AVERAGE AGE (FEMALE)	34.5	36.5	38.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	18,187	26,995	40,195
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$61,632	\$67,500	\$67,743
AVERAGE HOUSE VALUE	\$151,821	\$163,185	\$172,137

* Demographic data derived from 2020 ACS - US Census

RYAN FINNEGAN
O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY
O: 410.543.2491
tonney.insley@svn.com
MD #653457

ADVISOR BIO 1



RYAN FINNEGAN

Associate Advisor

ryan.finnegan@svn.com

Direct: 410.543.2440 x119 | **Cell:** 585.698.5198

PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan's daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

RYAN FINNEGAN

O: 410.543.2440 x119

ryan.finnegan@svn.com

TONNEY INSLEY

O: 410.543.2491

tonney.insley@svn.com

MD #653457

ADVISOR BIO 2



TONNEY INSLEY

Senior Advisor

tonney.insley@svn.com

Direct: 410.543.2491 | **Cell:** 703.969.8825

MD #653457 // PA #RSR004485 DE #RS0037858

PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence.

Ultimately, my client's goals are mine and if they win, we all win.

MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

RYAN FINNEGAN

O: 410.543.2440 x119
ryan.finnegan@svn.com

TONNEY INSLEY

O: 410.543.2491
tonney.insley@svn.com
MD #653457