

LEASE

Riverside Commercial Condominium

540 RIVERSIDE DRIVE UNIT 15

Salisbury, MD 21801

PRESENTED BY:

ANDREW BALL

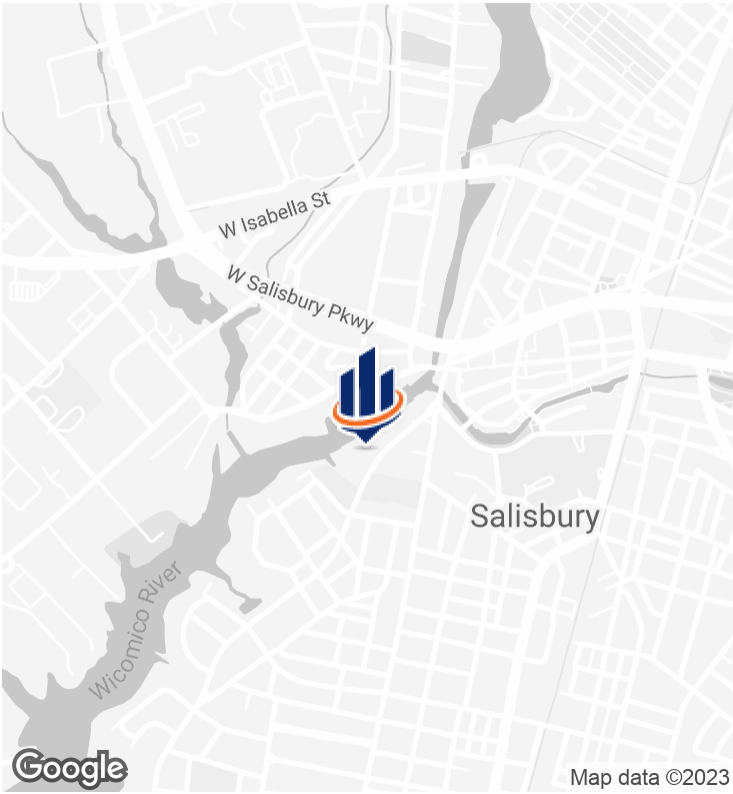
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MD #36569



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,100.00 per month (MG)
BUILDING SIZE:	17,000 SF
AVAILABLE SF:	1,000 SF
LOT SIZE:	1.25 Acres
YEAR BUILT:	1978
RENOVATED:	2019
ZONING:	CBD
MARKET:	Salisbury, MD

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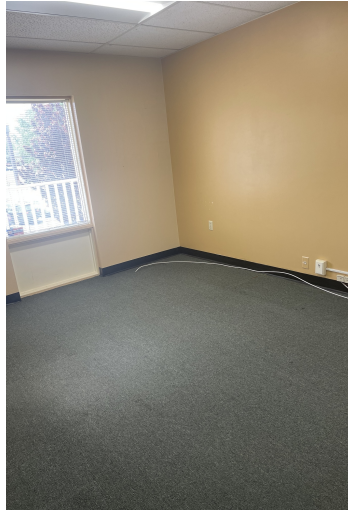
PROPERTY OVERVIEW

Professional/Medical Commercial Condominium

PROPERTY HIGHLIGHTS

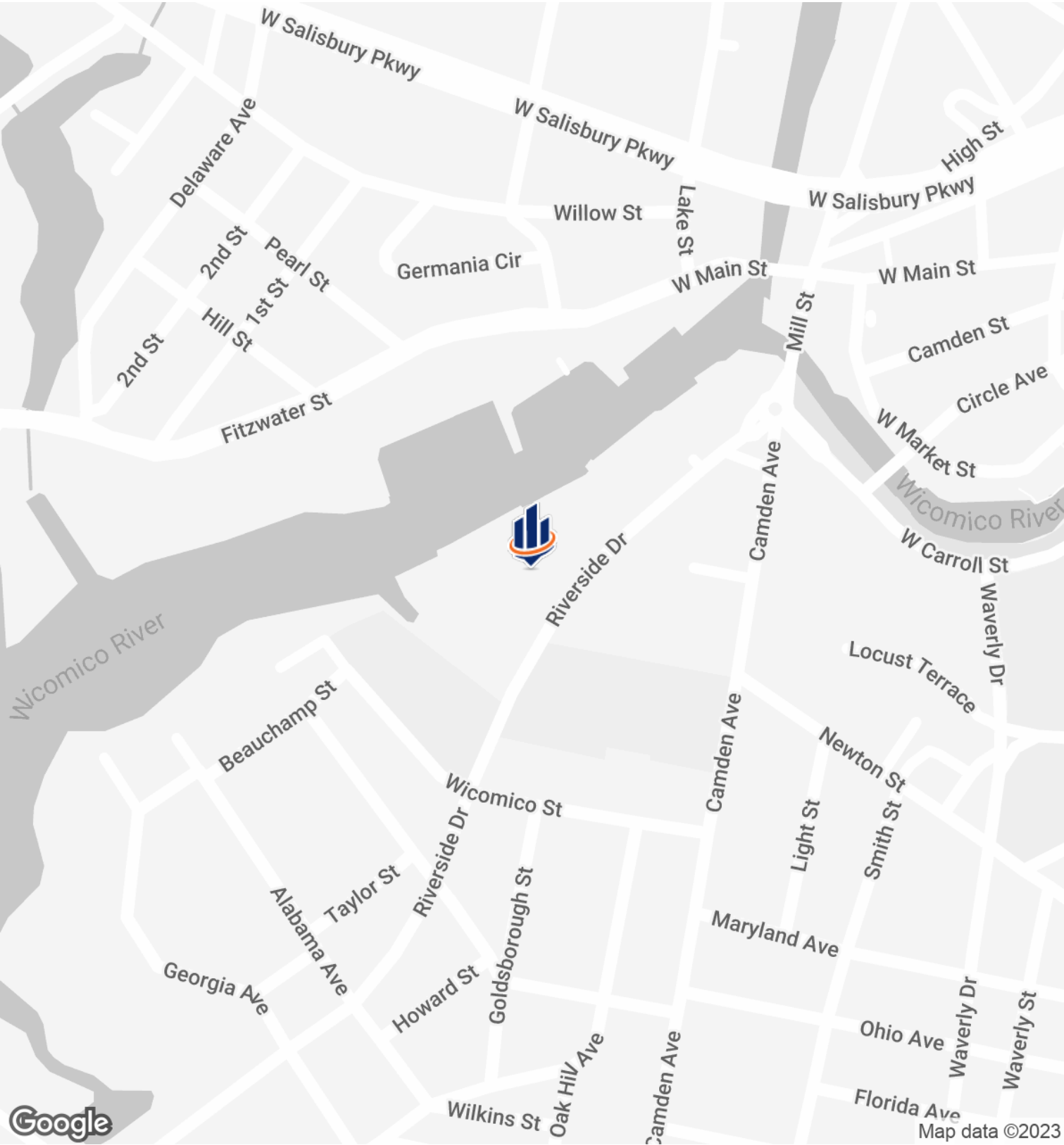
- 3 private offices
- Reception and Waiting area
- 2 bathrooms
- Elevator or stair options
- Gross Lease rate + Utilities
- Many allowable uses under CBD zoning

ADDITIONAL PHOTOS



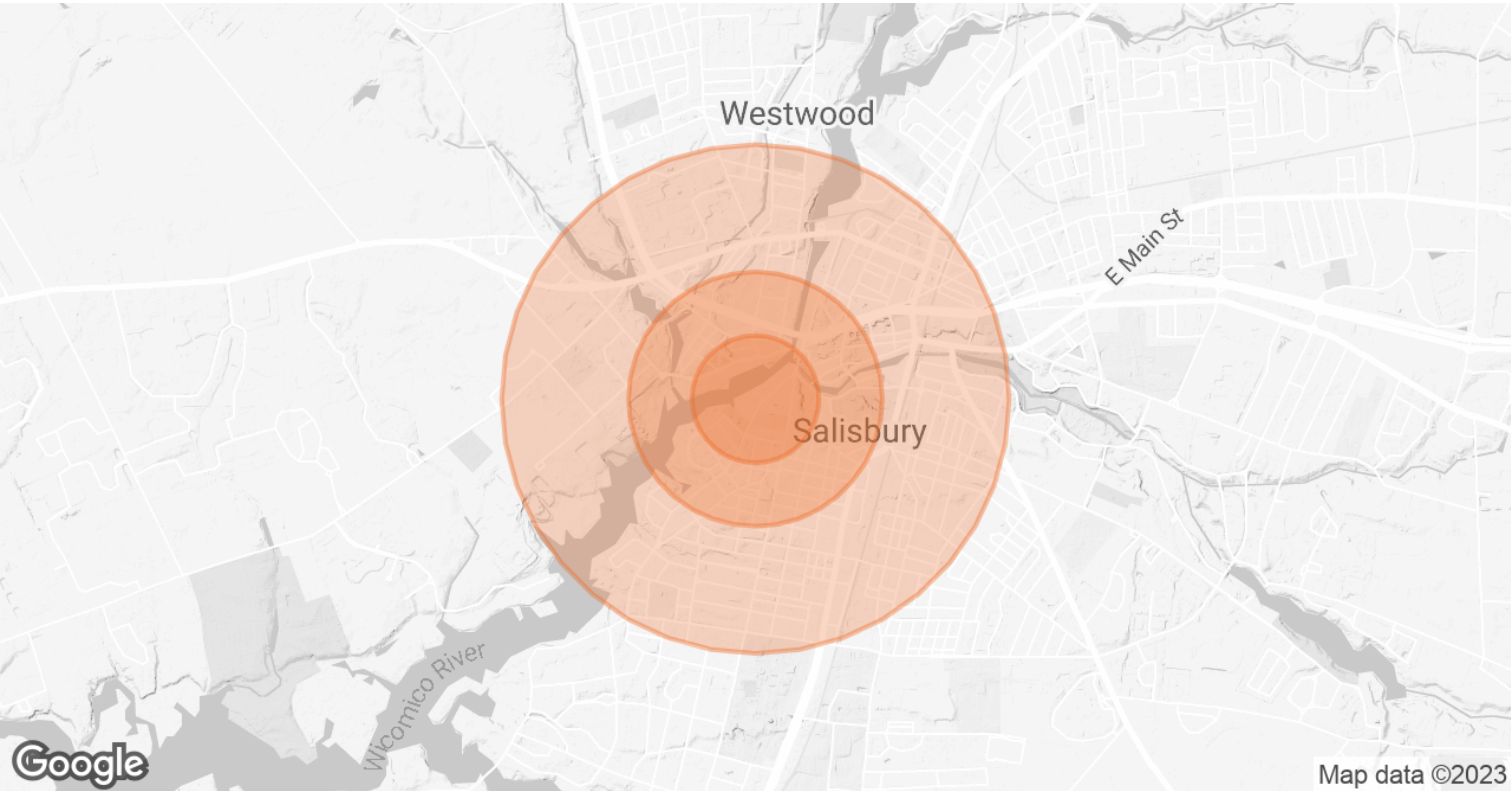
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	905	2,740	9,928
AVERAGE AGE	40.8	37.1	31.1
AVERAGE AGE (MALE)	43.0	38.4	32.2
AVERAGE AGE (FEMALE)	41.7	38.9	34.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	481	1,424	4,572
# OF PERSONS PER HH	1.9	1.9	2.2
AVERAGE HH INCOME	\$43,287	\$45,492	\$47,972
AVERAGE HOUSE VALUE	\$148,240	\$130,471	\$112,885

* Demographic data derived from 2020 ACS - US Census

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