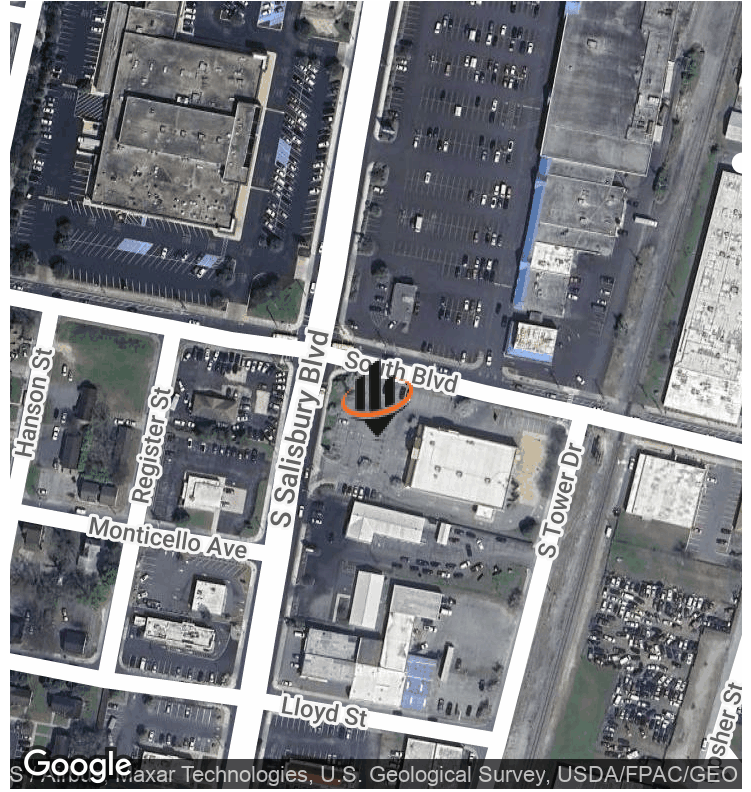


## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Negotiable
<b>BUILDING SIZE:</b>	13,824 SF
<b>LOT SIZE:</b>	1.5 Acres
<b>YEAR BUILT:</b>	2002
<b>ZONING:</b>	GC
<b>APN:</b>	13-036721

### PROPERTY OVERVIEW

This property has great visibility as it is situated at a four-way signalized intersection of South Salisbury Boulevard/Ocean Highway. Located between Salisbury University and Tidal Health Hospital. There are 69 parking spaces and a drive-thru.

Located in the heart of Salisbury, it is well situated between Salisbury University and Tidal Health and among national and regional retailers including ACME, Food Lion, Wawa, Starbucks, CVS, and Walgreens. Surrounding area has 80,000 people living within a five mile.

### PROPERTY HIGHLIGHTS

- 13,824 SF Building
- 1.5 acres
- High-Traffic Intersection
- High-Visibility
- Prime Four-Way Signalized Intersection
- Retail development potential

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