

**SALE / LEASE**

# MD Tire Center

**109 NORTH SALISBURY BOULEVARD**

Salisbury, MD 21801

**PRESENTED BY:**

**DYLAN MEZICK**

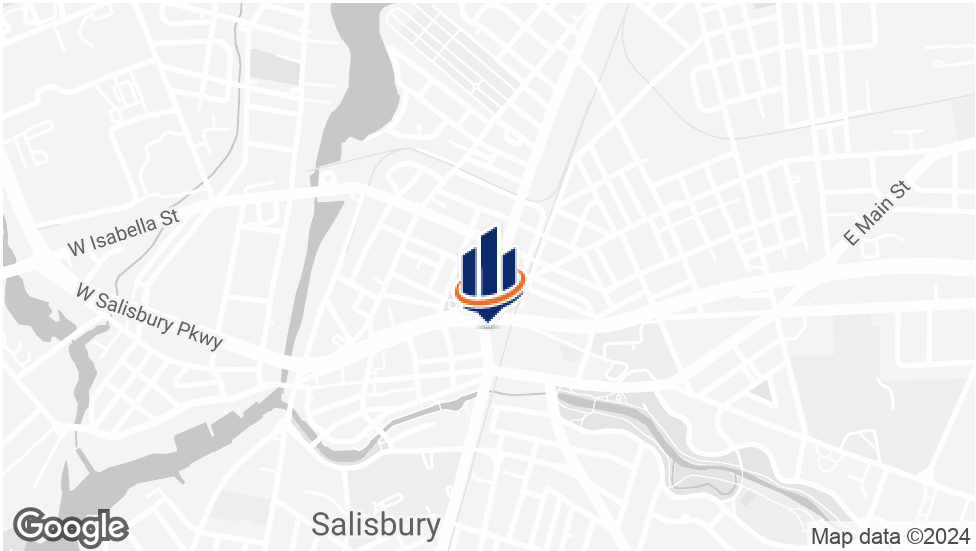
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
LEASE RATE:	\$2,200.00 SF/yr (Gross)
BUILDING SIZE:	1,785 SF
AVAILABLE SF:	1,785 SF
LOT SIZE:	38,148 SF
PRICE / SF:	\$364.15
YEAR BUILT:	1940
ZONING:	GC

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PROPERTY OVERVIEW

A 1785 SF freestanding building for lease at a base rate of \$2200 Monthly Gross AS-IS. Owner is willing to do a build to suit. Space was previously used as a tire shop and automotive garage, the property features two garage bay doors and an office space. The building is located on a busy route 13 and is directly across from downtown salisbury, which boast high traffic counts and foot traffic. The property is also for sale at a price of \$700,000. Please bring all questions and ideas!

PROPERTY HIGHLIGHTS

- Great Location
- Value Add Opportunity
- High Traffic Counts
- Just a walk away from Downtown Salisbury



## ADDITIONAL PHOTOS



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## RETAILER MAP



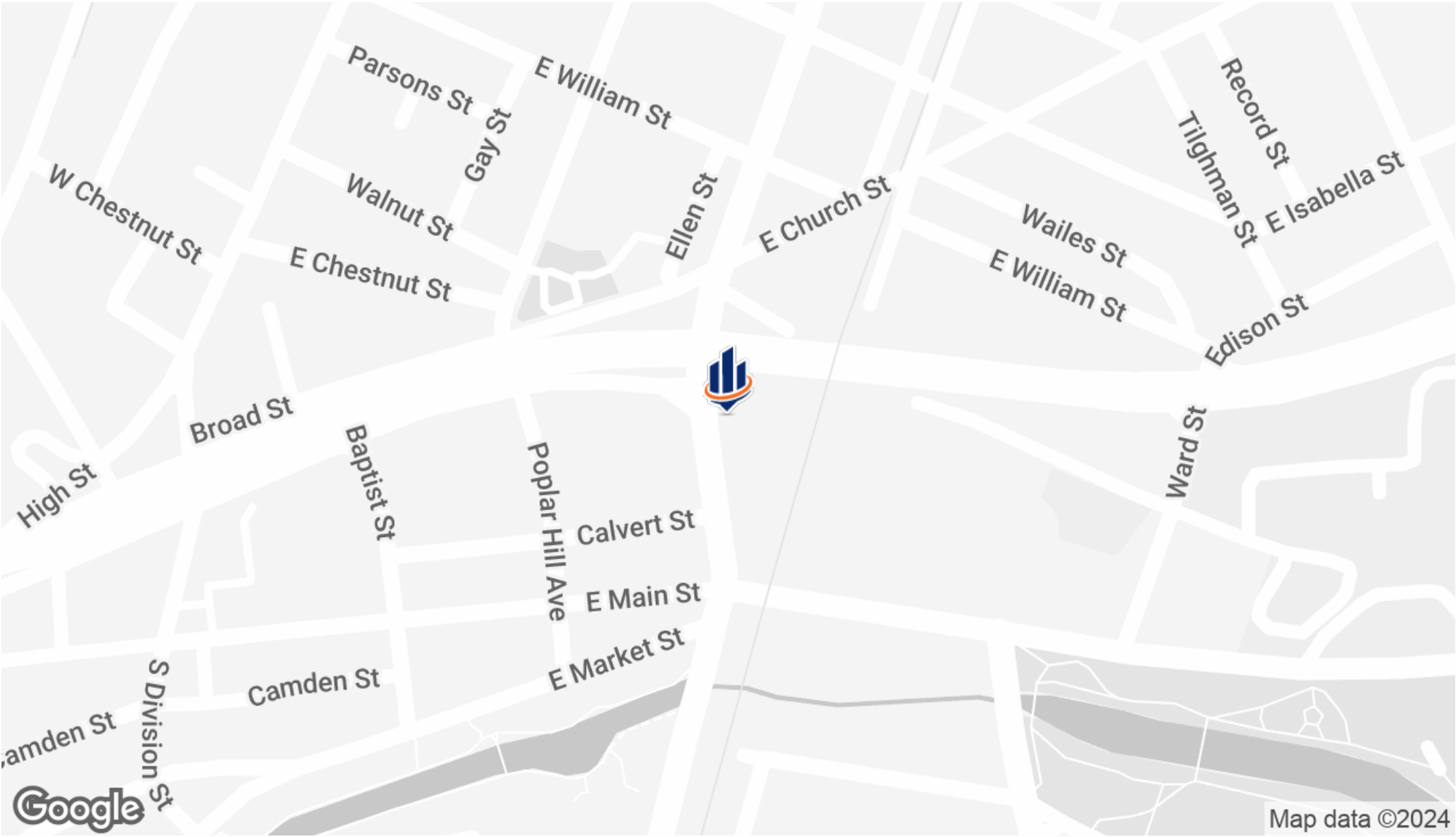
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LOCATION MAP



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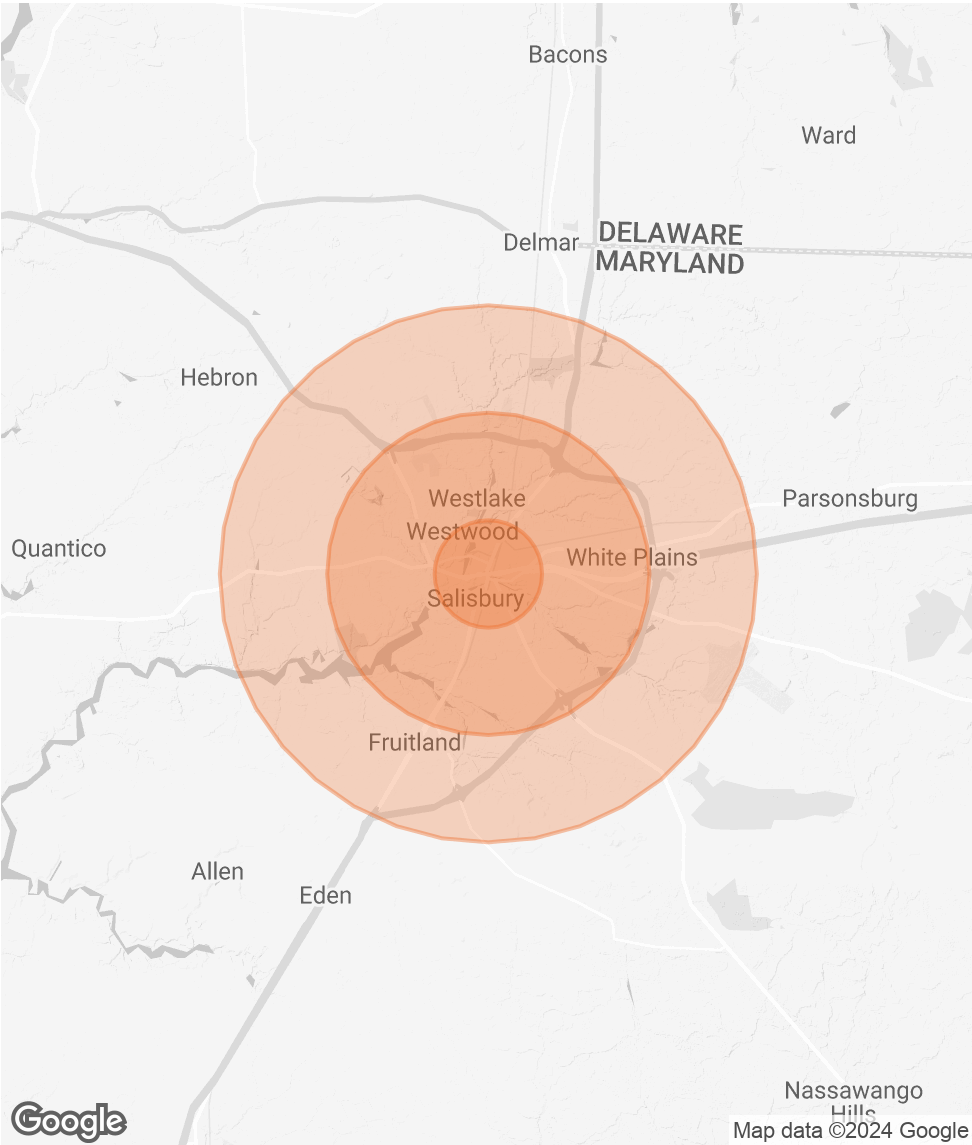


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,393	50,104	72,729
AVERAGE AGE	37.7	34.1	35.3
AVERAGE AGE (MALE)	36.1	33.5	34.7
AVERAGE AGE (FEMALE)	39.4	35.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,259	20,783	29,695
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$49,690	\$58,747	\$66,520
AVERAGE HOUSE VALUE	\$110,224	\$141,156	\$160,725

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



DYLAN MEZICK

Associate Advisor

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PROFESSIONAL BACKGROUND

Advisor Dylan Mezick focuses on leasing and selling retail and office space. At the age of 19, he began working for SVN-Miller, a leading commercial real estate company in Salisbury, Maryland. He has been actively involved in the sector since 2021.

Dylan is establishing a solid reputation in the industry by showcasing a comprehensive awareness of the commercial real estate market and a keen ability to spot possibilities and produce outcomes for his customers.

Dylan’s success is a result of his love for the field and dedication to remaining current with industry trends and advancements. He is renowned for his tenacious work ethic and his capacity to create solutions that are specifically tailored to each client’s requirements.

Dylan’s youth and energy help him approach each assignment from a unique perspective and with an openness to learning and adapting. He is committed to offering his clients top-notch service and is focused on developing enduring connections based on trust, openness, and mutual success.

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