



SALE

High Visibility Office Space for Sale

1301 MOUNT HERMON ROAD

Salisbury, MD 21801

PRESENTED BY:

WESLEY COX, CCIM

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ANDREW BALL

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MD #36569

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$375,500
BUILDING SIZE:	2,209 SF
LOT SIZE:	0.65 Acres
YEAR BUILT:	1990
ZONING:	Light Business & Institutional
MARKET:	Salisbury, MD

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PROPERTY OVERVIEW

Free-standing professional office building for sale in a highly visible and convenient location. This property has frontage on two main roads, US Rt. 50 and Mt Hermon Rd where its entrance is. The property has easy access and comes with a pylon sign for maximum exposure for its next occupant. For the last 20 years the property has been occupied by a dentist who is now retired, and prior to that it was a bank. There is a small second floor, offering the employees a private breakroom area with additional storage.

PROPERTY HIGHLIGHTS

- Free-standing office building for sale
- Product not available very often
- High Visibility and traffic counts
- Ability for added signage on Route 50
- 17 parking spaces

ADDITIONAL PHOTOS



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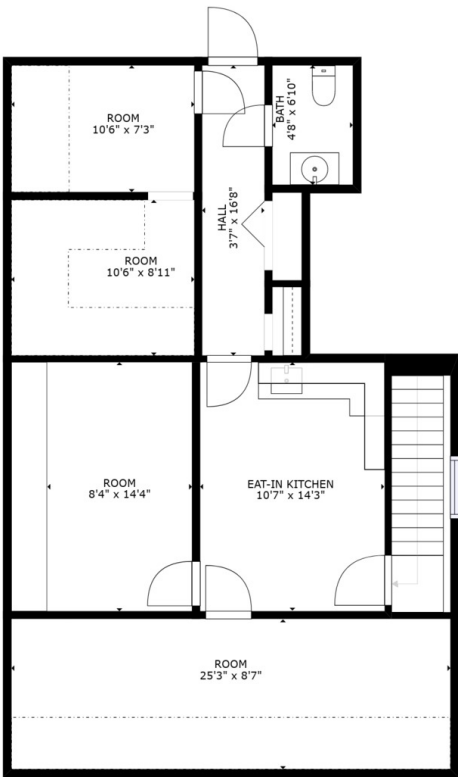
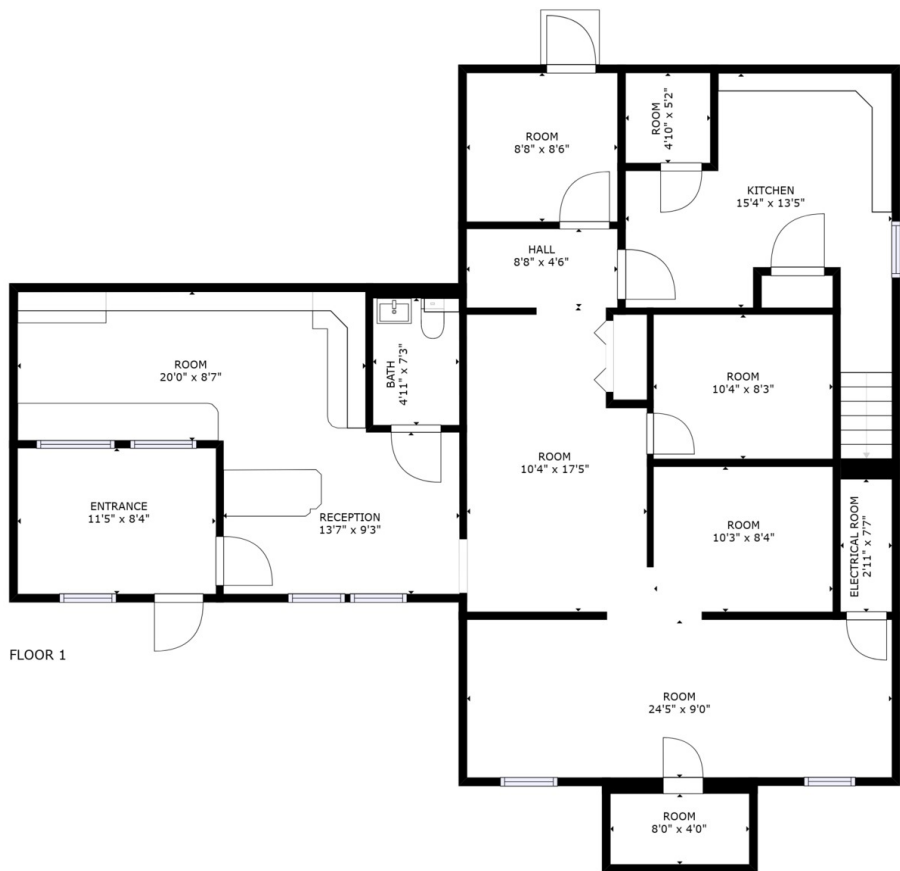
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FLOOR PLANS

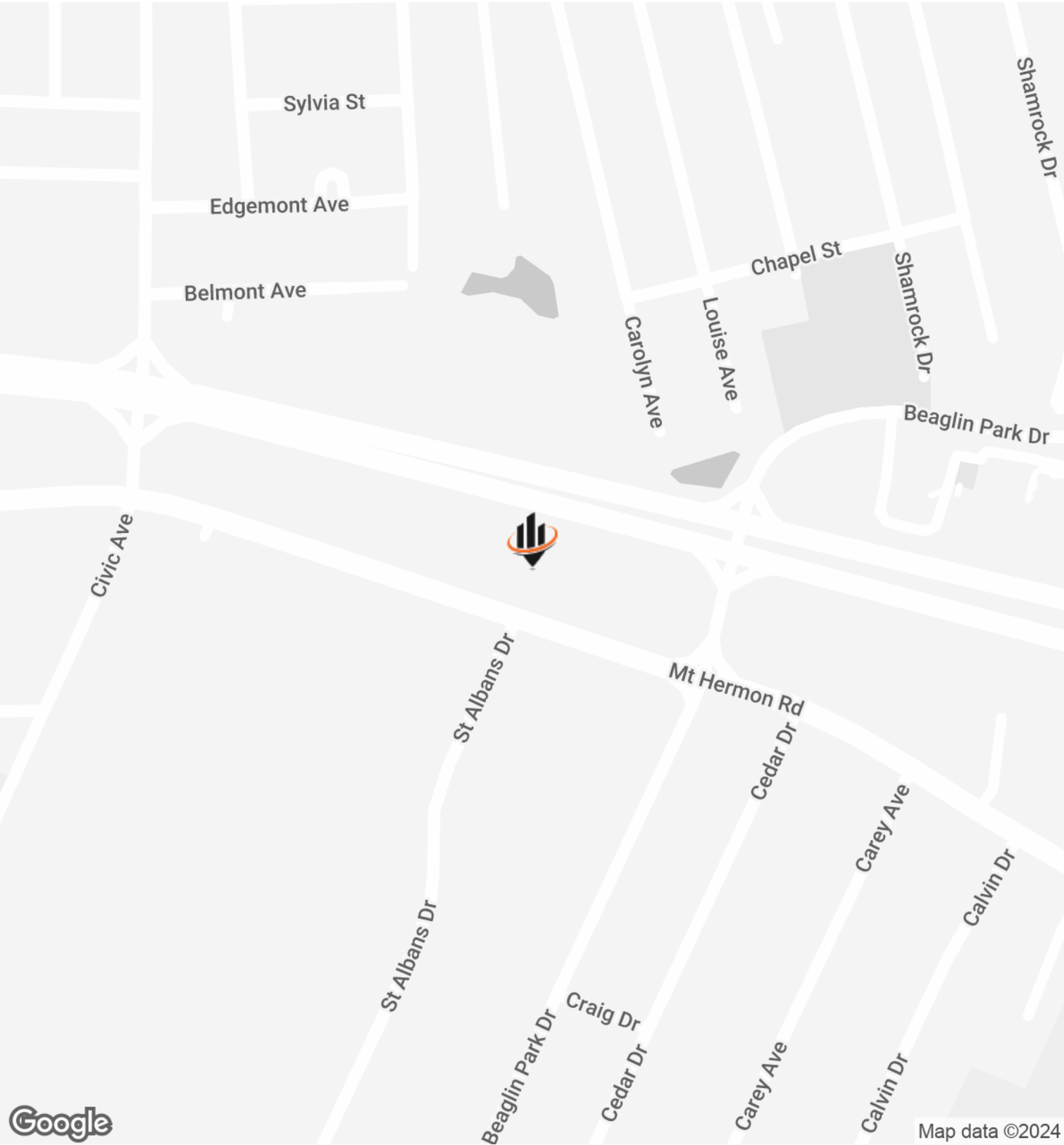


GROSS INTERNAL AREA
FLOOR 1: 1477 sq. ft, FLOOR 2: 732 sq. ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 161 sq. ft
TOTAL: 2209 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



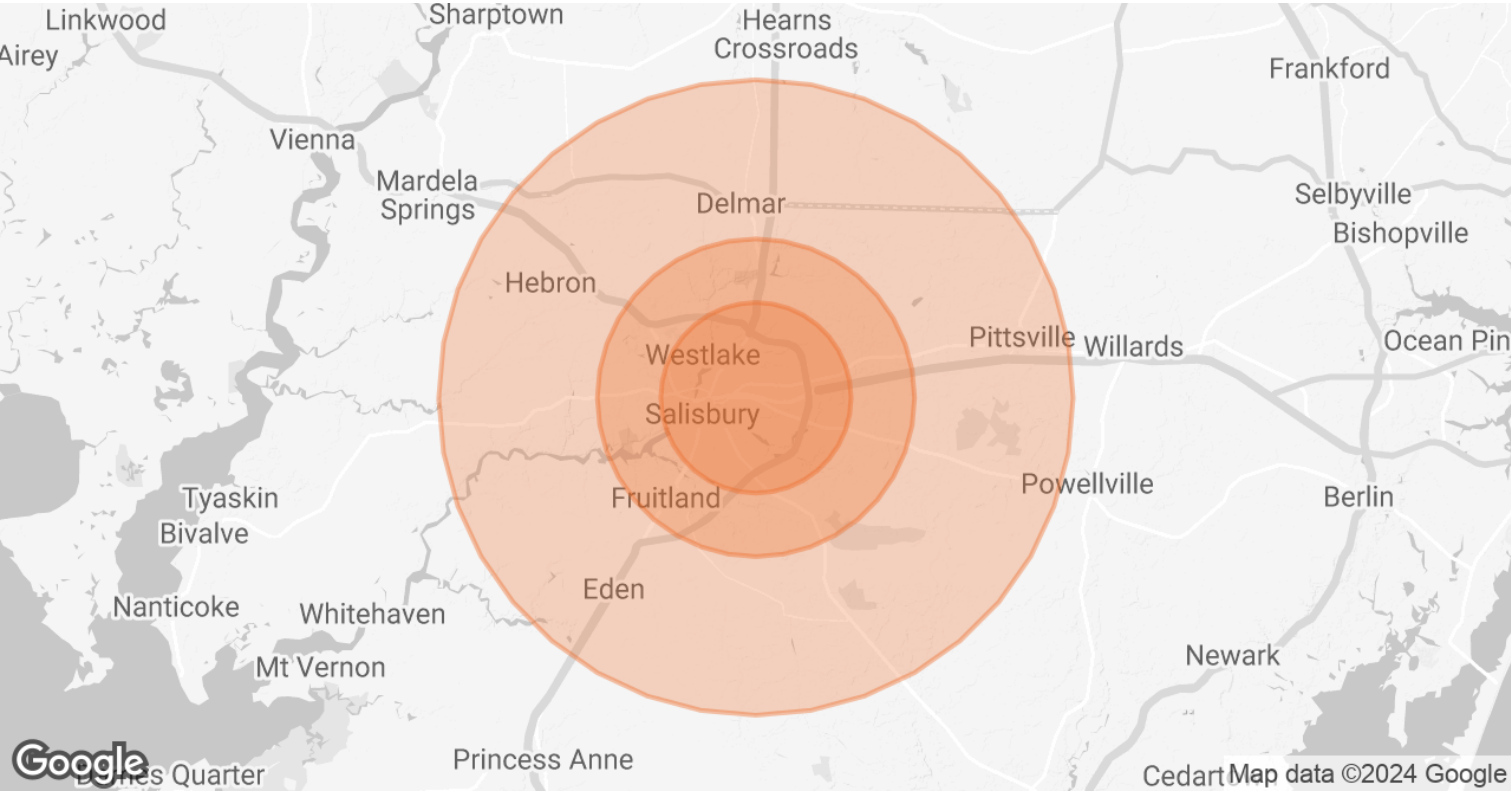
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	45,079	69,336	100,888
AVERAGE AGE	34.2	35.1	37.4
AVERAGE AGE (MALE)	33.4	34.4	36.7
AVERAGE AGE (FEMALE)	35.5	36.0	38.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	19,022	28,501	41,330
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$56,875	\$64,199	\$68,045
AVERAGE HOUSE VALUE	\$130,439	\$155,658	\$172,565

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



WESLEY COX, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1600+ advisors. Wesley and his team specialize in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and have helped secure over 800 real estate transactions totaling over \$800 million.

Wesley has been voted the Eastern Shore's "Best Commercial Realtor" four consecutive years in a row in 2019-2022. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Deeply committed to giving back, Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtor's Community Service Award, and the Coastal Association Community Service Award. Wesley has also received the National Association of Realtor's "Commercial Award" multiple times given to top commercial brokers around the country. In addition, Wesley has been awarded the Rotarian of the Year.

Wesley has been involved in over 3,500,000 SF of industrial transactions representing national and international companies as well as extensive real experience working with many national retailers including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Dollar Tree, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more. In addition, Wesley has been involved in the sale and development of well over 1,000 acres totaling over 4,000 units.

Wesley currently serves on the board of directors of Provident State Bank, is the Past-President of the Salisbury Area Chamber of Commerce Foundation, Past-President of the Wicomico Rotary Club, and has served on the board for the Salisbury University Perdue School of Business Career Advisory Board, the executive board of the Coastal Association of Realtor's, American Red Cross, and the Wicomico Rotary Club. He has been the author of numerous articles, a newspaper column, and has been featured in the CCIM Real Estate magazine.

Wesley is one of the top 5% of commercial agents that have earned the coveted CCIM designation after only 3-years in the business. He received degrees from Salisbury University in Business Administration and in Information Systems.

Two fun facts about Wesley is that he never missed a day of school in his life with 13 years of perfect attendance, and after earning two Maryland State Championships as a player he later earned a third one as a varsity soccer coach helping lead the team to their first Maryland State Championship in school history.

SVN | Miller Commercial Real Estate

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ADVISOR BIO 2



ANDREW BALL

Senior Advisor

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PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers. Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors

Maryland Association of Realtors

Coastal Association of Realtors

CPM Candidate- Commercial Property Manager

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