

LEASE

309 Truitt Street

309 TRUITT STREET

Salisbury, MD 21801

PRESENTED BY:

TONNEY INSLEY

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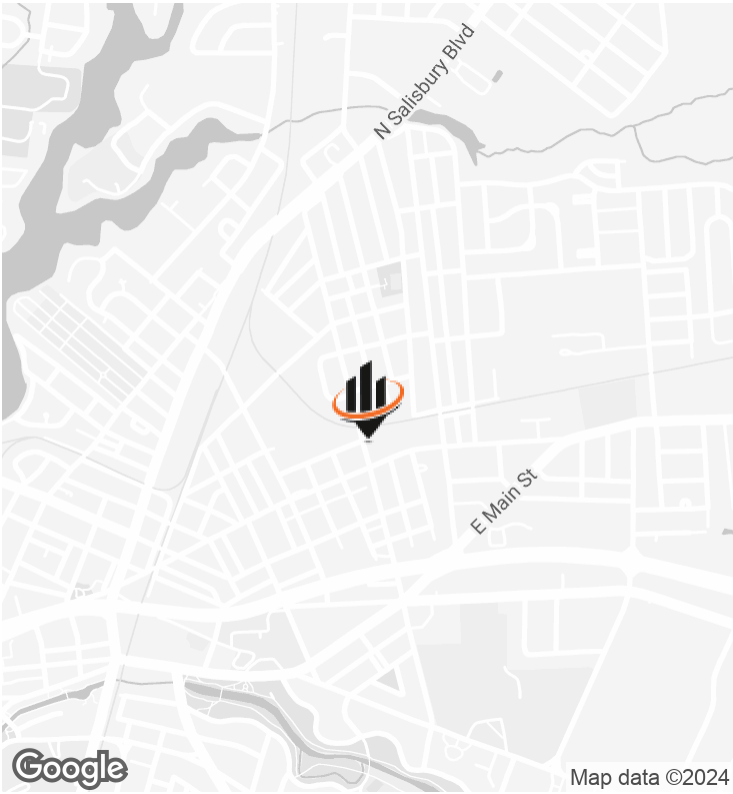
MD #653457

RYAN FINNEGAN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,300.00 per month (Gross)
BUILDING SIZE:	13,654 SF
AVAILABLE SF:	3,000 SF
MARKET:	Eastern Shore MD
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

Warehouse building centrally located between Route 13 and Route 50 Unit A-3,000 SQ FT office/warehouse with 2 offices, truck height loading dock, restroom, warehouse with 16 ft wide overhead door with space to park 2 vehicles inside. Warehouse floor at loading dock height. Covered storage in rear. Plenty of parking & access

PROPERTY HIGHLIGHTS

- Office/Warehouse Space Available
- Dock High Doors
- 12' 4" Overhead Doors

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ADDITIONAL PHOTOS



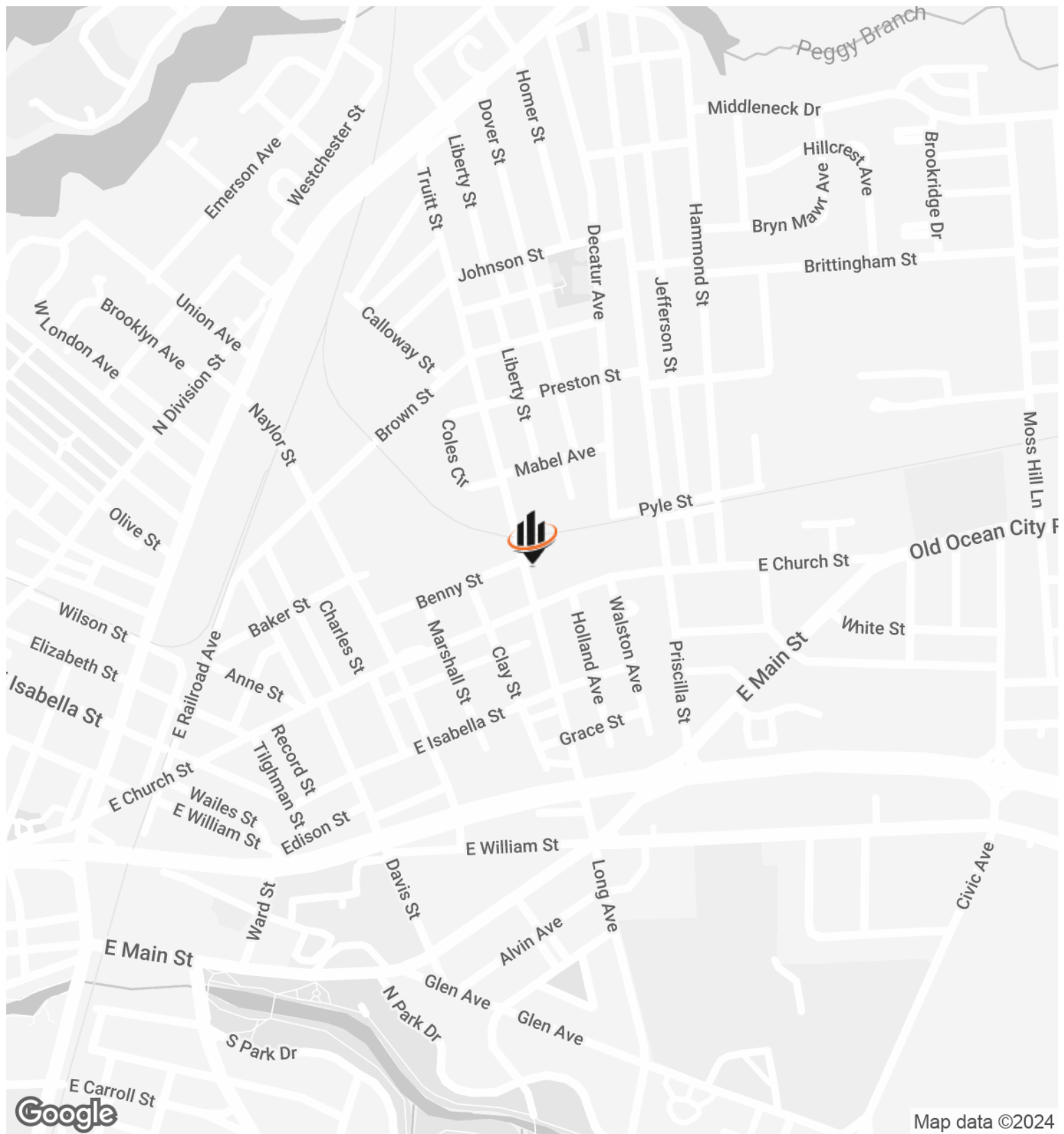
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LOCATION MAP



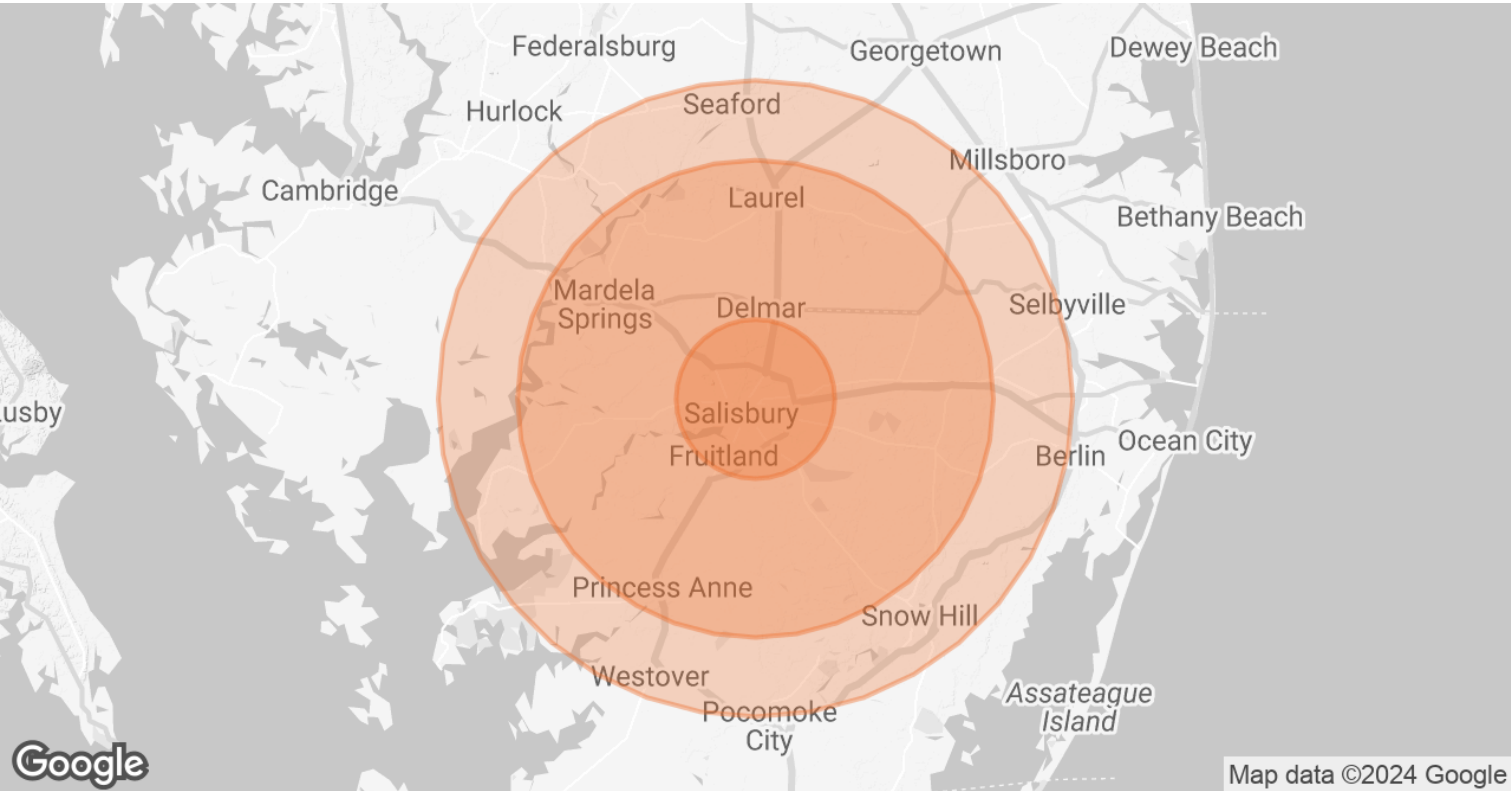
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	15 MILES	20 MILES
TOTAL POPULATION	72,566	148,226	196,847
AVERAGE AGE	33.2	35.0	36.3
AVERAGE AGE (MALE)	31.6	33.6	34.9
AVERAGE AGE (FEMALE)	34.1	35.9	37.4

HOUSEHOLDS & INCOME	5 MILES	15 MILES	20 MILES
TOTAL HOUSEHOLDS	27,339	54,848	71,107
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$60,000	\$63,422	\$63,213
AVERAGE HOUSE VALUE	\$200,084	\$217,034	\$226,875

* Demographic data derived from 2020 ACS - US Census

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