

**SALE / LEASE**

# 833 S Salisbury Blvd

**833 S SALISBURY BLVD**

Salisbury, MD 21801

**TONNEY INSLEY**

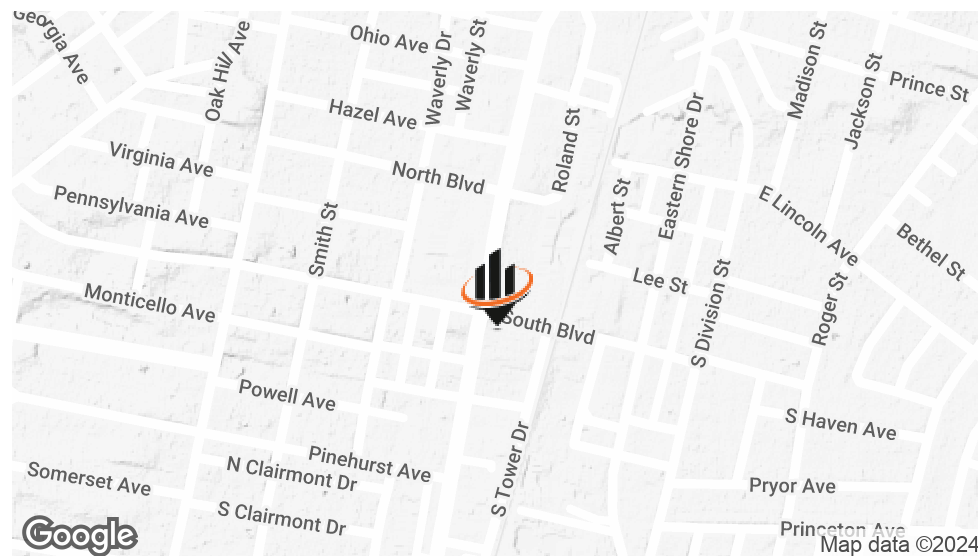
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**PRESENTED BY:**

**RYAN FINNEGAN**

ryan.finnegan@svn.com





## OFFERING SUMMARY

<b>SALE PRICE:</b>	Negotiable
<b>LEASE RATE:</b>	\$20.00/SF \$276,480/Yr
<b>BUILDING SIZE:</b>	13,824 SF
<b>AVAILABLE SF:</b>	13,824 - 65,340 SF
<b>LOT SIZE:</b>	1.5 Acres
<b>YEAR BUILT:</b>	2002
<b>ZONING:</b>	GC

## PROPERTY OVERVIEW

This former Rite Aid is located at 833 South Salisbury Boulevard in Salisbury, Wicomico County, Maryland. The property consists of a single-story 13,824 square foot free standing structure positioned on a 1.50-acre lot with 60+ parking spaces and a drive-thru.

The property is situated at the prime four-way signalized intersection of South Salisbury Boulevard/Ocean Highway (23,282 VPD) and South Boulevard (6,982 VPD) at the intersection's southeast corner. Salisbury University is less than 0.5 miles south with enrollment of over 8,700 students and Tidal Health is one mile north, Wicomico County's largest employer featuring a 300-bed hospital serving over 500,000 patients annually and over 3,300 employees.

The property is truly in the middle of Salisbury and surrounded by many national brands including ACME, Food Lion, Wawa, CVS, Walgreens, AutoZone, Advance Auto Parts, Starbucks, Chipotle, and Dunkin', among others. The property is immediately surrounded by over 75,000 people living within a five-mile radius with an average annual household income of over \$75,000.

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## PROPERTY DETAILS & HIGHLIGHTS



PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
APN	13-036721
BUILDING SIZE	13,824 SF
LOT SIZE	1.5 Acres
YEAR BUILT	2002
NUMBER OF FLOORS	1
FREE STANDING	Yes

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- Prime Four-Way Signalized Intersection
- Retail development potential
- New TPO roof 2016
- Lease 13,824 SF Building or Ground Lease of 1.5 Acres
- Well kept building with great visibility and curb appeal



## ADDITIONAL PHOTOS



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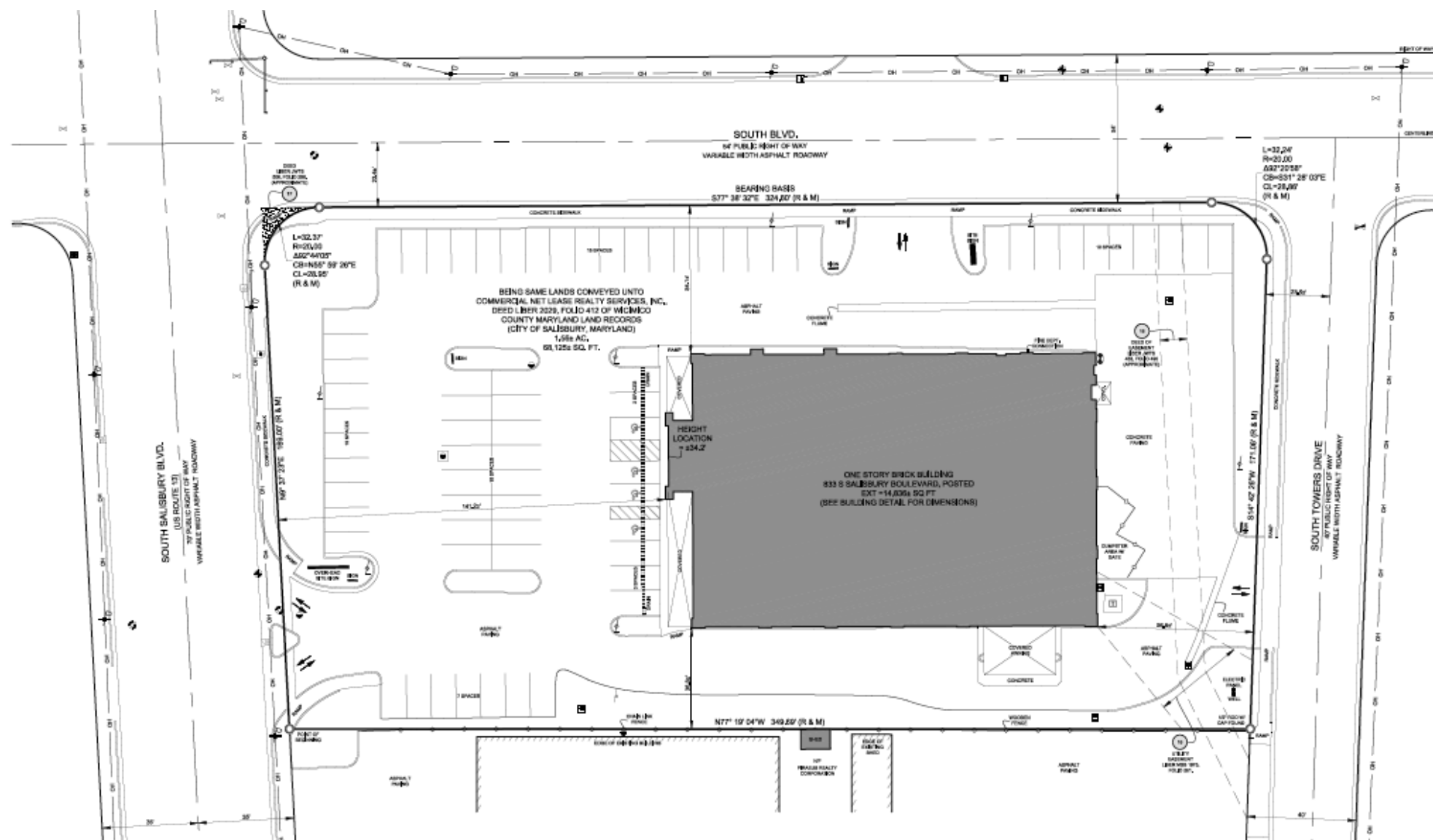
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SITE PLAN



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## NORTHBOUND RETAILERS



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## SOUTHBOUND RETAILERS

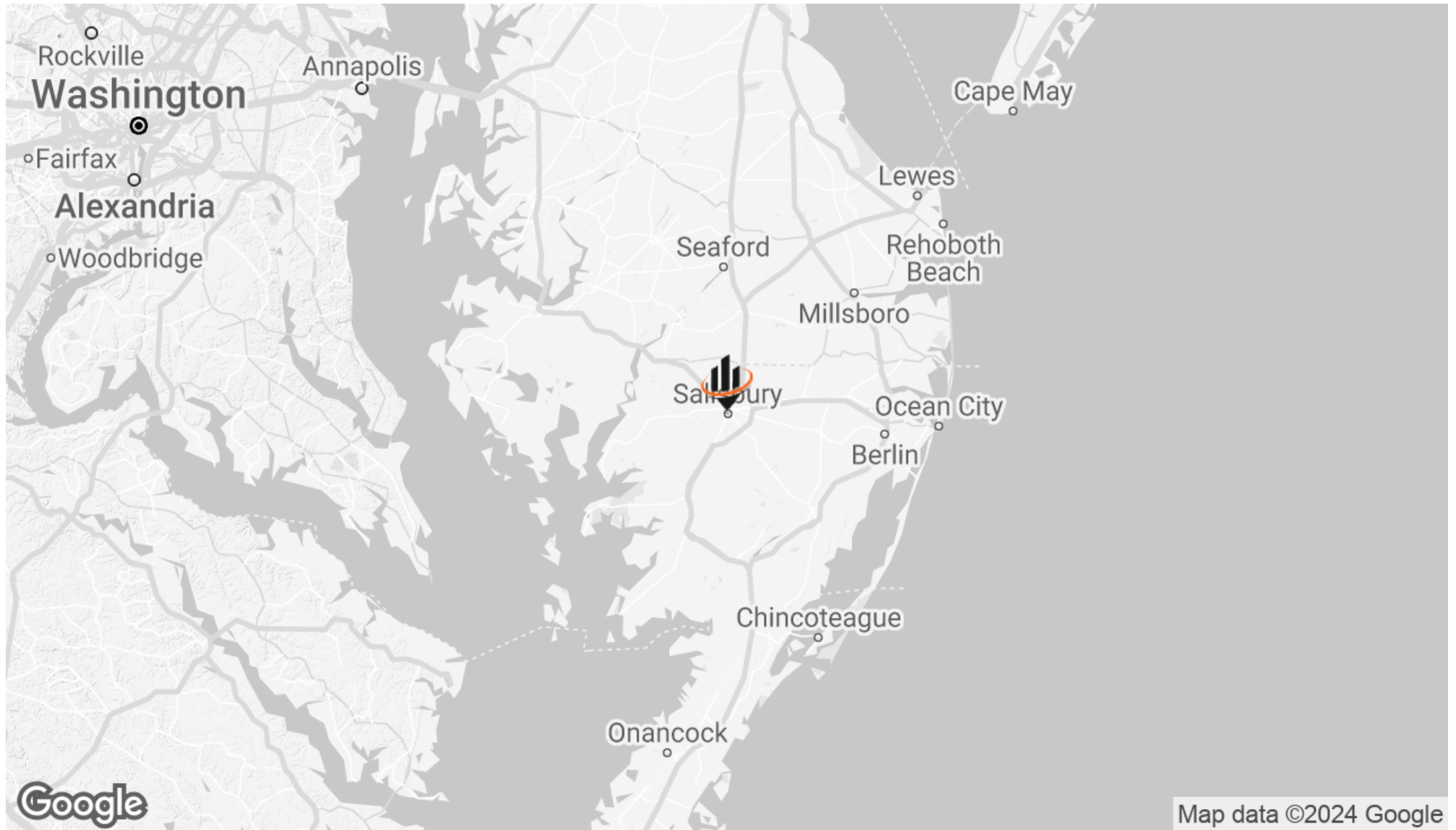


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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

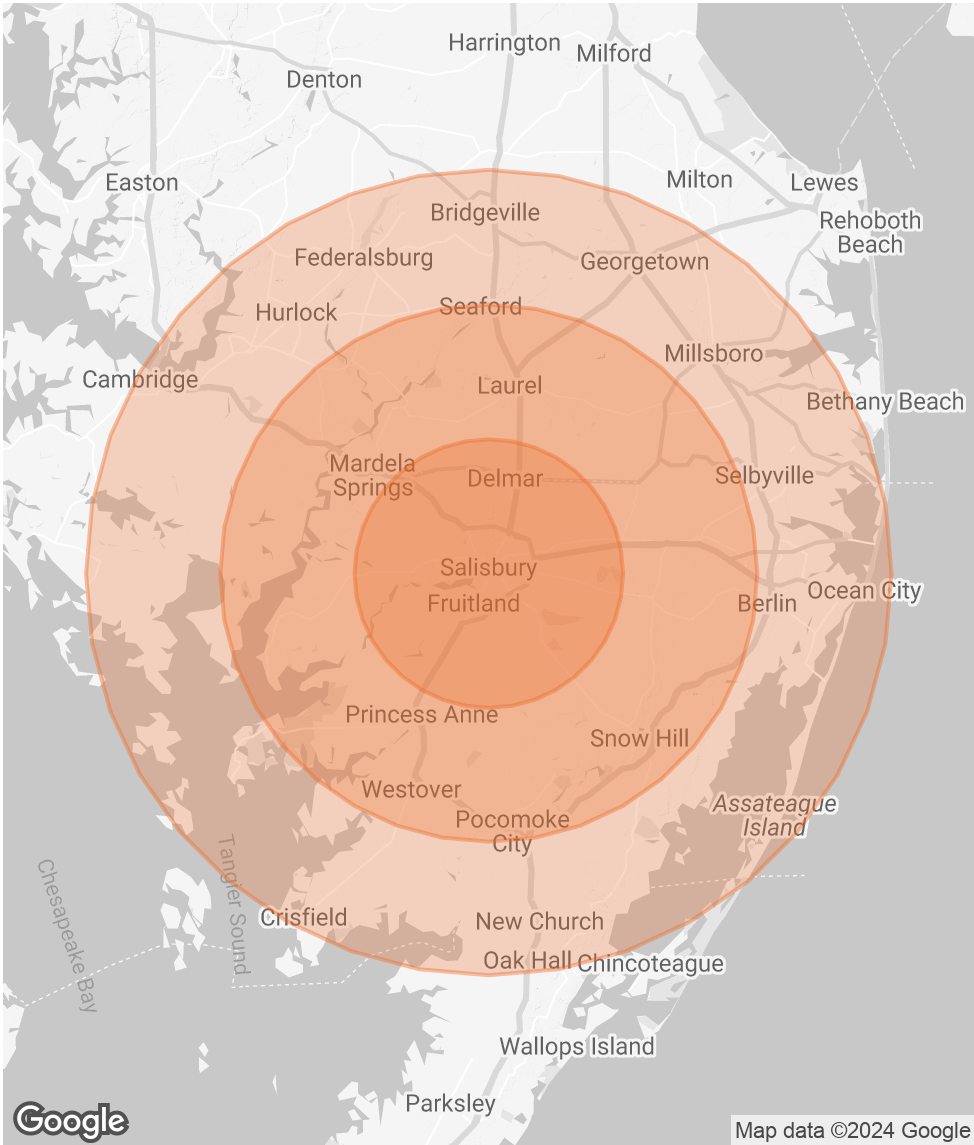
## POPULATION 10 MILES 20 MILES 30 MILE

TOTAL POPULATION	98,706	170,918	342,
AVERAGE AGE	37.3	38.6	
AVERAGE AGE (MALE)	36.5	37.7	4
AVERAGE AGE (FEMALE)	38.3	39.7	4

## HOUSEHOLDS & INCOME 10 MILES 20 MILES 30 MILE

TOTAL HOUSEHOLDS	40,589	70,230	187,
# OF PERSONS PER HH	2.4	2.4	
AVERAGE HH INCOME	\$68,224	\$65,167	\$54,
AVERAGE HOUSE VALUE	\$173,108	\$178,979	\$215,

\* Demographic data derived from 2020 ACS - US Census



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## TONNEY INSLEY



### TONNEY INSLEY

Senior Advisor

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MD #653457 // PA #RSR004485 DE #RS0037858

## PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence. Ultimately, my client's goals are mine and if they win, we all win.

### MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

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RYAN FINNEGAN

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PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan’s daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

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