LEASE

# Kerlyn Drive

**KERLYN DRIVE**

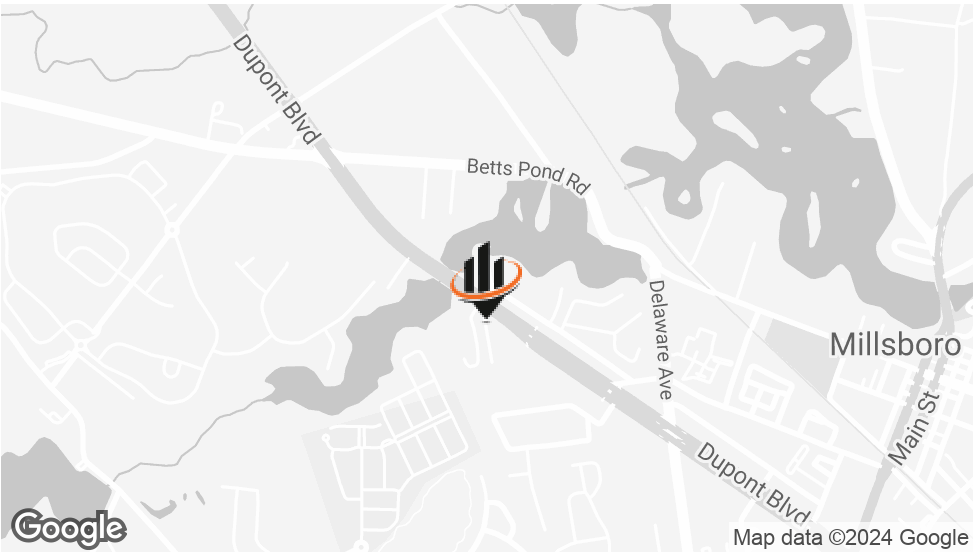
Millsboro, DE 19966

**PRESENTED BY:**

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

SVN
MILLER COMMERCIAL
REAL ESTATE

# PROPERTY SUMMARY




## OFFERING SUMMARY

| | |
|---|---|
| **LEASE RATE:** | $1,000.00 - 2,000.00 per month (Gross) |
| **AVAILABLE SF:** | 200 - 33,977 SF |
| **LOT SIZE:** | 0.78 Acres |

## PROPERTY OVERVIEW

Along Rt 113 in the town of Millsboro lies a .78 AC lot space that could be used for a multitude of uses. This lot would be perfect for car wholesaling, storage/shed, and many more options. This space also has a billboard on the lot which could be rented separately for $1000 monthly. All leases are in a gross lease type format. Zoning is C-1 which permits for a wide array of uses. The lot is being offered for $2000 Monthly Gross.

## PROPERTY HIGHLIGHTS

- Great Location
- Open Lot
- Billboard Signage Available

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# LEASE SPACES

## LEASE INFORMATION

| | | | |
|---|---|---|---|
| **LEASE TYPE:** | Gross | **LEASE TERM:** | Negotiable |
| **TOTAL SPACE:** | 200 - 33,977 SF | **LEASE RATE:** | $1,000.00 - $2,000.00 per month |

## AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| Kerlyn Dr | Available | 0.78 Acres | Gross | $2,000 per month | Along Rt 113 in the town of Millsboro lies a .78 AC lot space that could be used for a multitude of uses. This lot would be perfect for car wholesaling, storage/shed, and many more options. This space also has a billboard on the lot which could be rented separately for $1000 monthly. All leases are in a gross lease type format. Zoning is C-1 which permits for a wide array of uses. The lot is being offered for $2000 Monthly Gross. |

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# LEASE SPACES

## LEASE INFORMATION

| | | | |
|---|---|---|---|
| **LEASE TYPE:** | Gross | **LEASE TERM:** | Negotiable |
| **TOTAL SPACE:** | 200 - 33,977 SF | **LEASE RATE:** | $1,000.00 - $2,000.00 per month |

## AVAILABLE SPACES

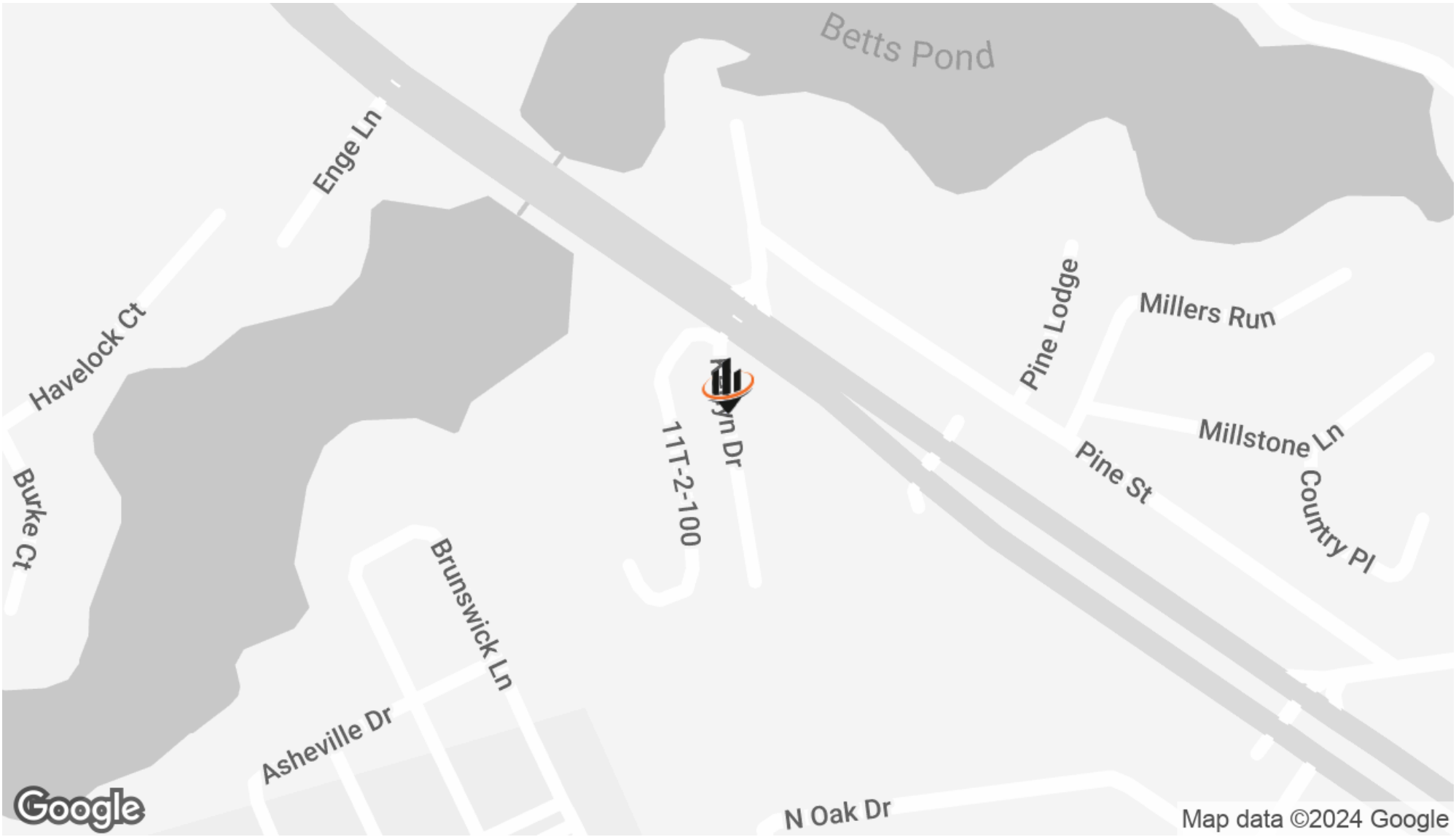
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| Billboard Space | Available | 200 SF | Gross | $1,000 per month | Along Rt 113 in the town of Millsboro lies a billboard that can be used to promote your business! This space also has a .78 AC lot that can be used for a multitude of uses, the lot is being offered at $2000 monthly gross. All leases are in a gross lease type format. Zoning is C-1 which permits for a wide array of uses. The billboard is being offered for $1000 Monthly Gross. |

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# ADDITIONAL PHOTOS

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# LOCATION MAP



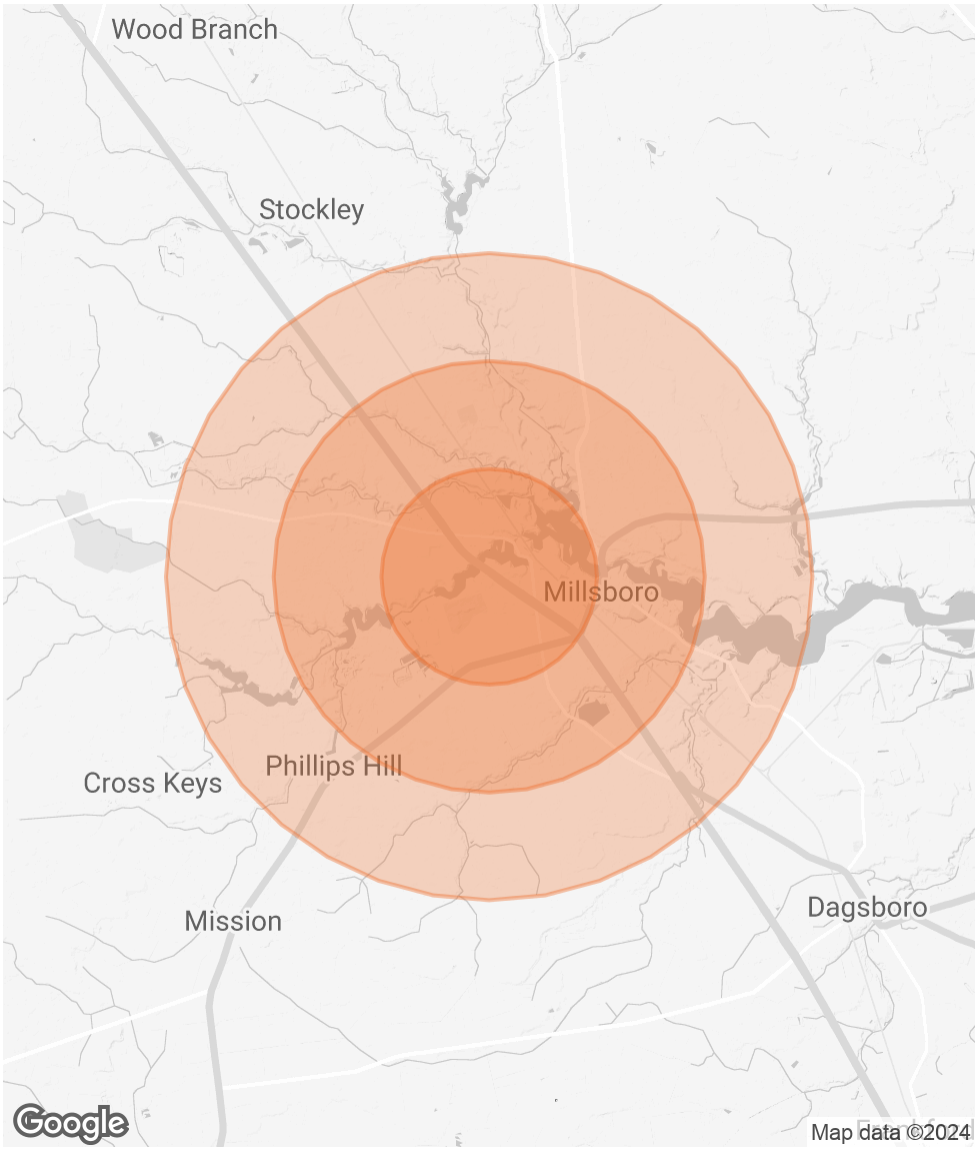

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| TOTAL POPULATION | 2,265 | 5,088 | 9,120 |
| AVERAGE AGE | 47.7 | 46.3 | 46.0 |
| AVERAGE AGE (MALE) | 39.2 | 42.5 | 44.4 |
| AVERAGE AGE (FEMALE) | 48.9 | 46.6 | 45.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 877 | 2,195 | 4,097 |
| # OF PERSONS PER HH | 2.6 | 2.3 | 2.2 |
| AVERAGE HH INCOME | $65,894 | $63,289 | $61,969 |
| AVERAGE HOUSE VALUE | $191,722 | $202,875 | $207,607 |

** Demographic data derived from 2020 ACS - US Census*




**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

# ADVISOR BIO 1

## ANDREW BALL

Senior Advisor

andy.ball@svn.com
Direct: **410.543.2440 x118** | Cell: **410.422.3672**

MD #36569

## 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

**SVN | Miller Commercial Real Estate**
206 E. Main Street
Salisbury, MD 21801
410.543.2440

**ANDREW BALL**
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569