

Riverside
PROFESSIONAL CENTER

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SALE / LEASE

560 Riverside #206B

560 RIVERSIDE DRIVE

Salisbury, MD 21801

PRESENTED BY:

RYAN FINNEGAN

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560 RIVERSIDE - #B206



OFFERING SUMMARY

SALE PRICE:	\$179,000
LEASE RATE:	\$1,325.00 per month (NNN)
AVAILABLE SF:	1,266 SF
PRICE / SF:	\$141.39
RENOVATED:	2023

PROPERTY OVERVIEW

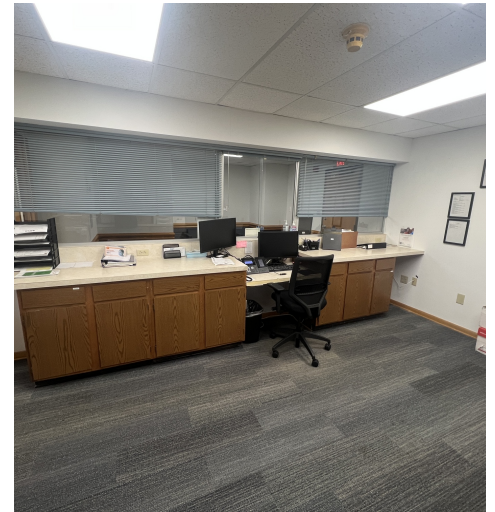
LEASE OR SALE - Well maintained office space with several interior and exterior improvements in recent years. This 1,266sf office space has several private offices, spacious break room, a large reception and waiting area and multiple bathrooms. Great opportunity for a business or investor looking to own in a well established office park.

PROPERTY HIGHLIGHTS

- TURN KEY office space
- Recent improvements including freshly paved parking lot, improved drainage, and new roof.
- Gently used furniture could be available for next user.

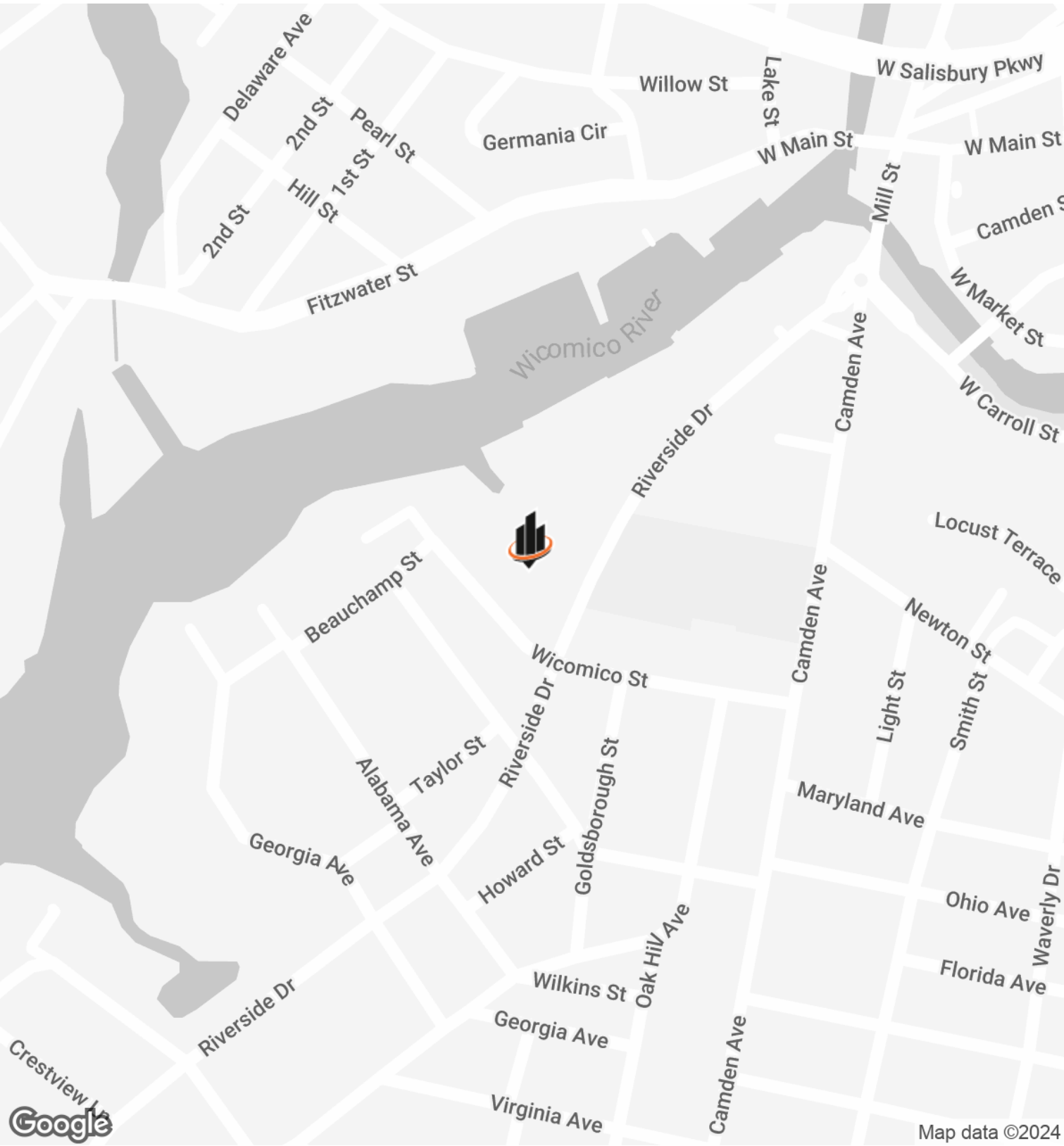
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ADDITIONAL PHOTOS



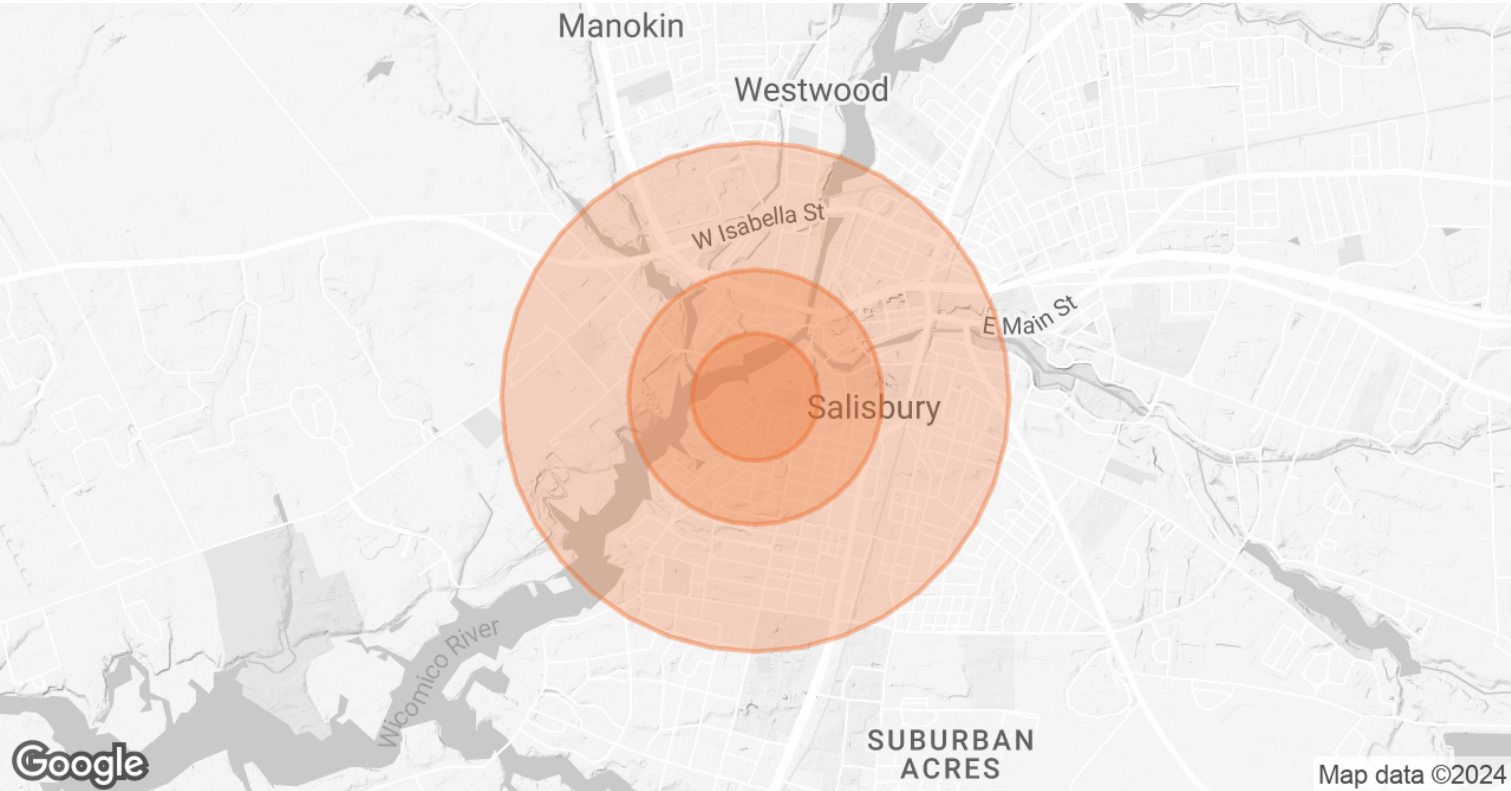
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	943	2,812	9,752
AVERAGE AGE	42.9	36.0	30.5
AVERAGE AGE (MALE)	46.4	37.9	31.6
AVERAGE AGE (FEMALE)	43.4	38.2	34.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	520	1,423	4,434
# OF PERSONS PER HH	1.8	2.0	2.2
AVERAGE HH INCOME	\$42,552	\$47,945	\$49,048
AVERAGE HOUSE VALUE	\$166,163	\$135,321	\$117,744

2020 American Community Survey (ACS)

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