

LEASE

2326 Goddard Parkway

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Salisbury, MD 21801

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5000 / month (NNN)
BUILDING SIZE:	27,115 SF
AVAILABLE SF:	7,000 SF

PROPERTY OVERVIEW

This office space offers a good location convenient to all of the North Salisbury amenities while also just being a few minutes drive to central Salisbury and to the Maryland/Delaware State Line easily serving both states. This space is turnkey for daycare use with large classroom spaces and an outside fenced area. Join longtime tenants at this property with ample parking just off of Salisbury's busiest corridor.

PROPERTY HIGHLIGHTS

- Good location
- Ample parking
- Renovated complex
- Close to amenities

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ADDITIONAL PHOTOS



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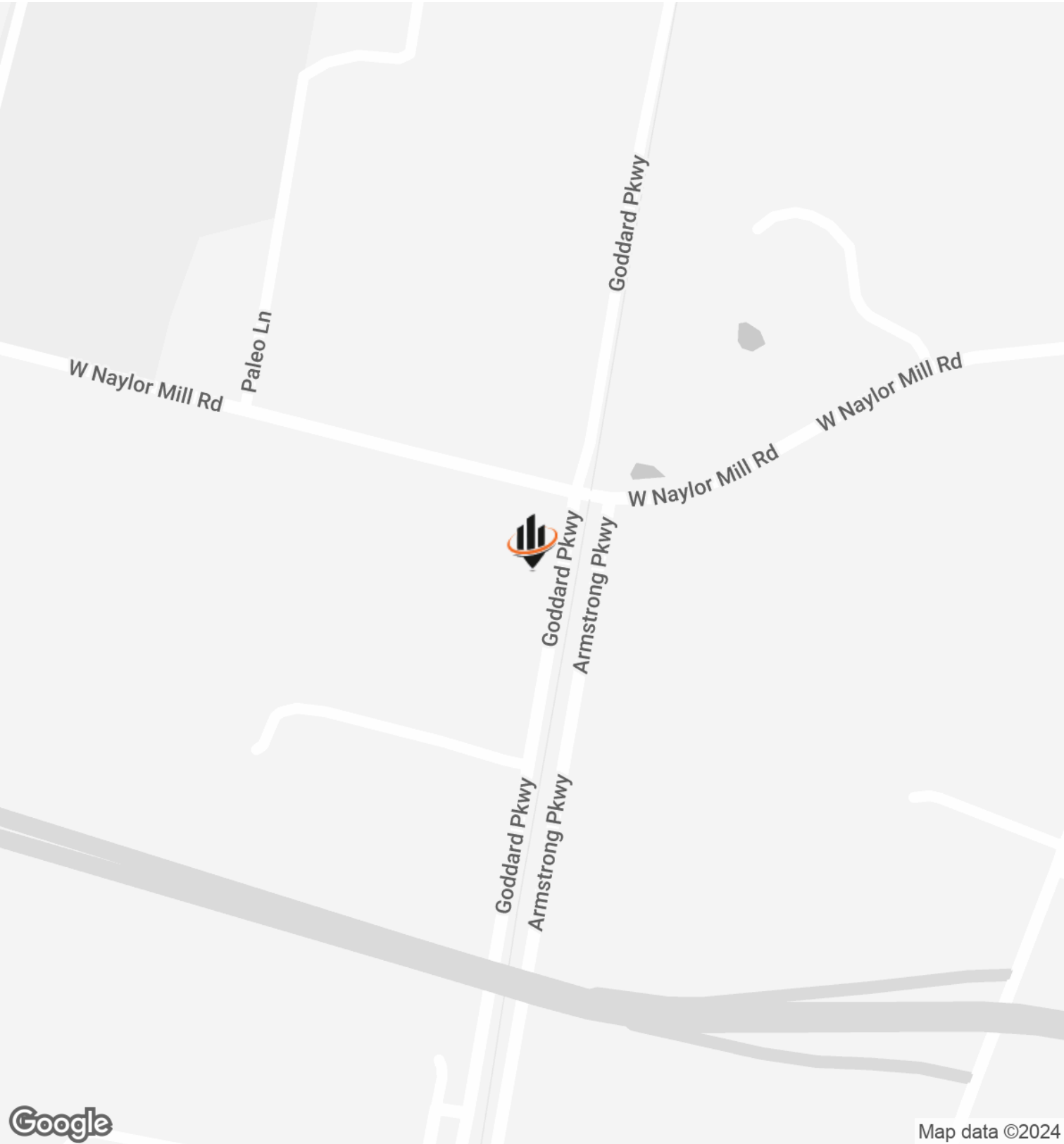
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LOCATION MAP



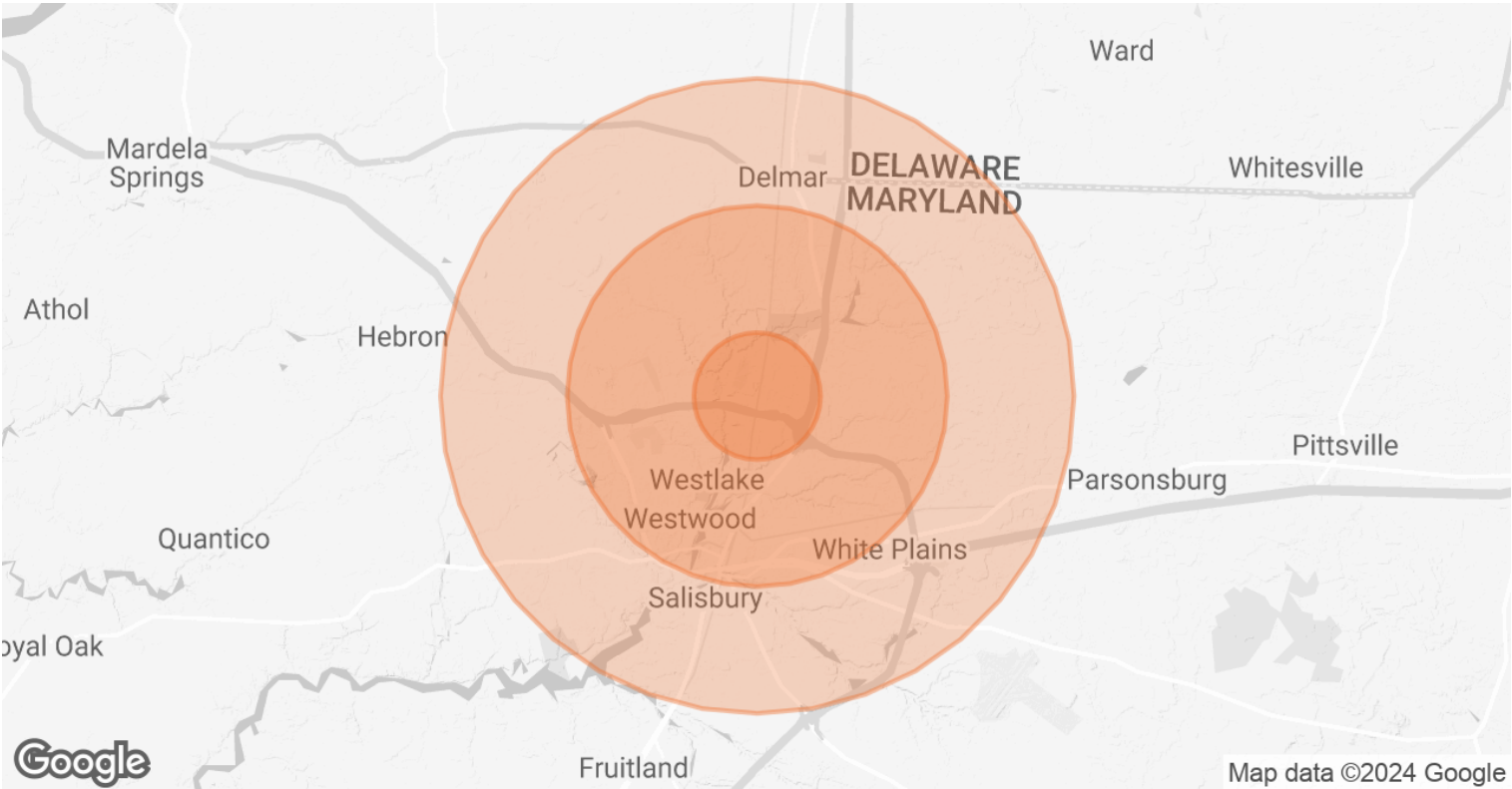
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,133	28,779	64,195
AVERAGE AGE	42.6	37.9	35.2
AVERAGE AGE (MALE)	39.1	36.5	34.3
AVERAGE AGE (FEMALE)	46.0	38.5	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	867	12,500	26,612
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$55,735	\$59,414	\$61,707
AVERAGE HOUSE VALUE	\$157,458	\$135,731	\$148,360

* Demographic data derived from 2020 ACS - US Census

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