



LEASE

2002 North Salisbury Boulevard Strip Center Unit A

**2002 NORTH SALISBURY BOULEVARD STRIP
CENTER UNIT D**

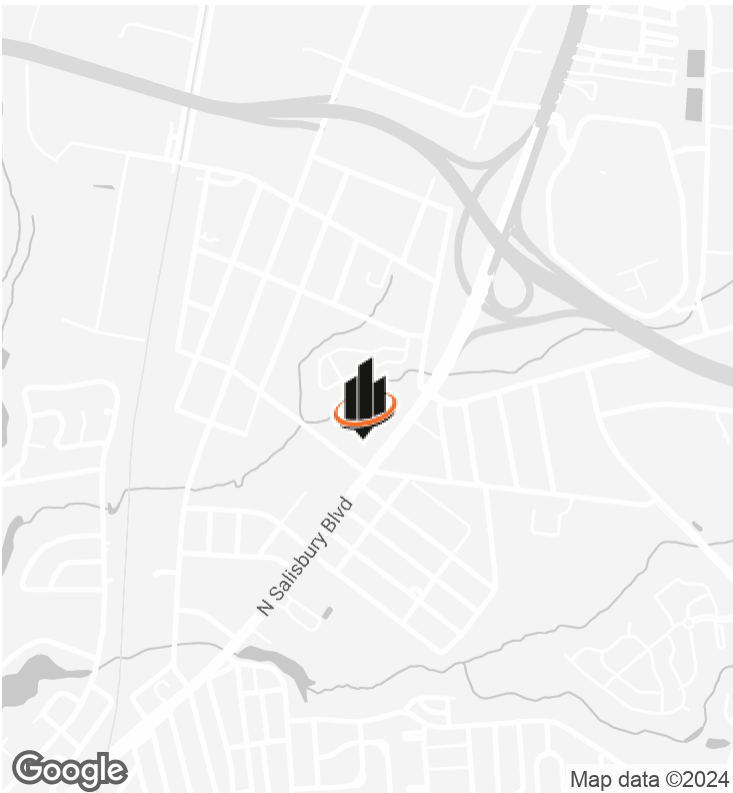
Salisbury, MD 21801

PRESENTED BY:

CHRIS PEEK
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MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,100.00 per month (MG)
BUILDING SIZE:	18,000 SF
AVAILABLE SF:	2,800 SF
LOT SIZE:	5 Acres
ZONING:	Wicomico County Commercial C-2
MARKET:	Eastern Shore
SUBMARKET:	Lower Eastern Shore

PROPERTY OVERVIEW

Great High Visibility Location.
Ceiling Height 12 feet
8x 8 Overhead door access in the rear
C-2 County Zoning - No Inventory Tax
Landlord pays property taxes, insurance, and CAM. Tenant pays own utilities.
Location: Corner of Gordy and North Salisbury Blvd. 2002 North Salisbury Blvd Salisbury MD next to Nissan Dealership. Unit A is the unit all the way to the left as you are facing the center, to the immediate left of Damokee Vapor.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Excellent Visibility
- Located in Wicomico County - No City Business Or Inventory Taxes!
- Overhead Door Access

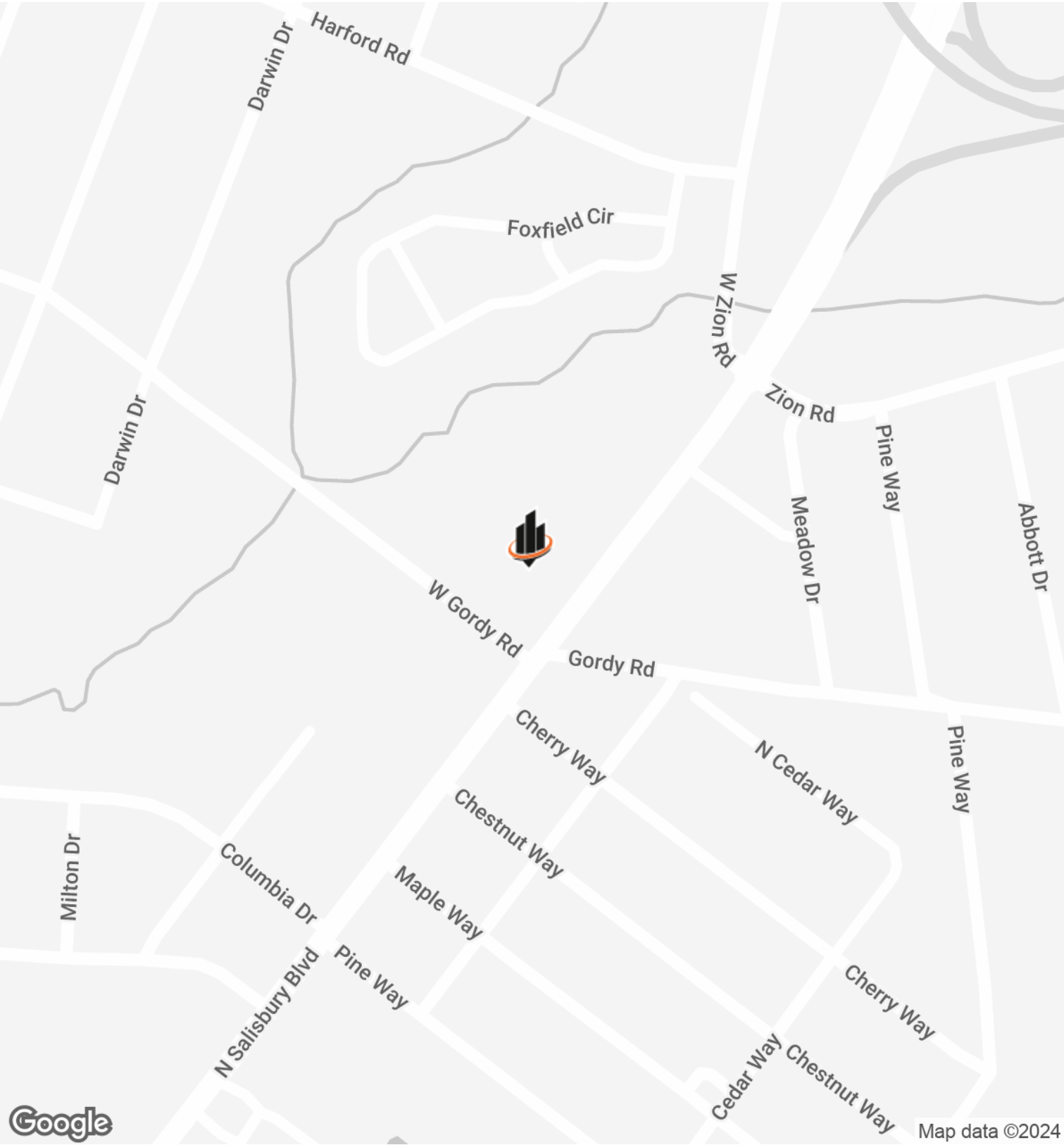
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ADDITIONAL PHOTOS



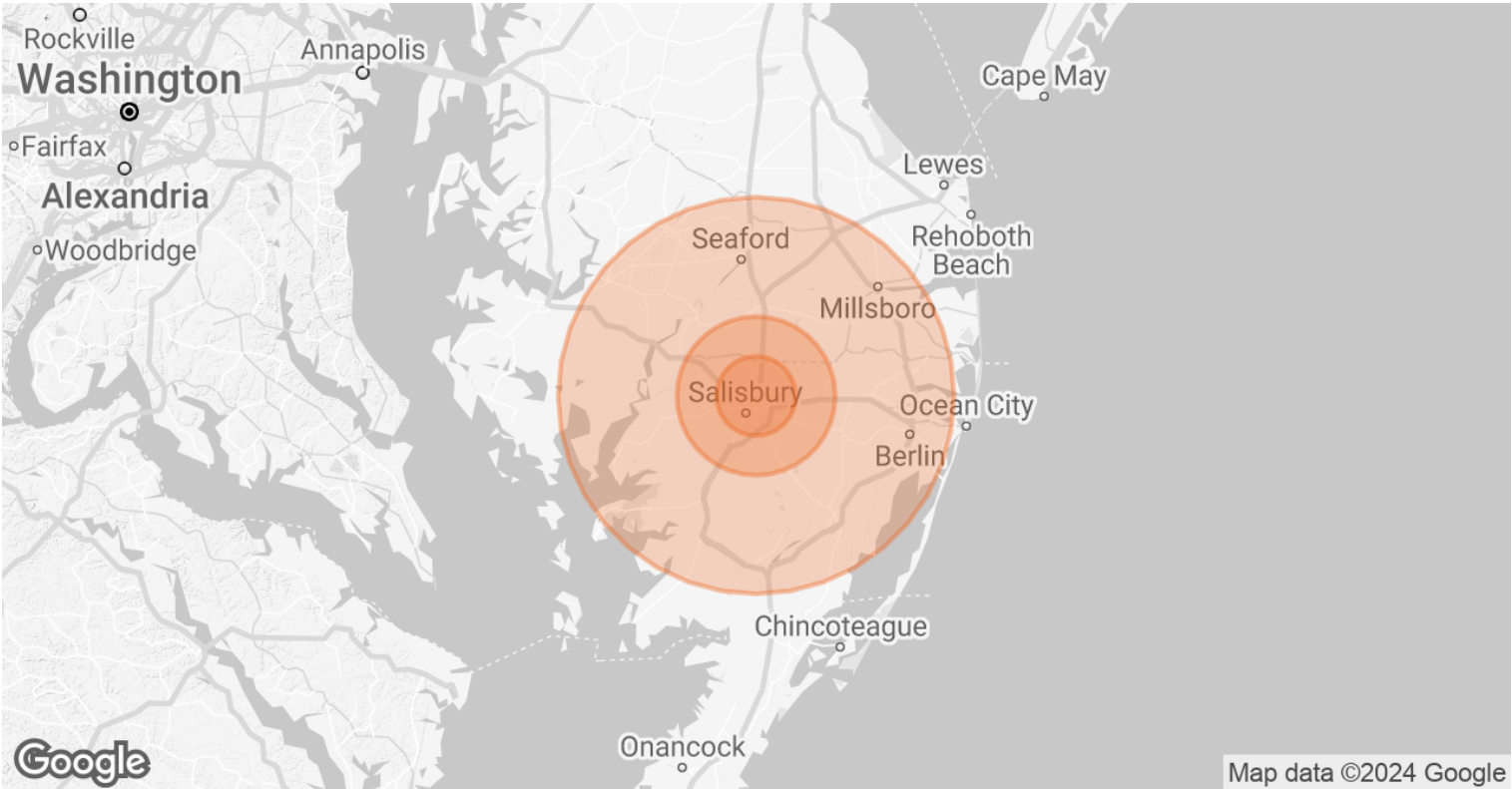
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	68,701	103,693	274,780
AVERAGE AGE	35.1	37.4	41.5
AVERAGE AGE (MALE)	34.1	36.7	40.4
AVERAGE AGE (FEMALE)	36.0	38.1	42.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	28,455	42,485	121,140
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$62,831	\$67,644	\$64,134
AVERAGE HOUSE VALUE	\$152,425	\$173,053	\$203,065

2020 American Community Survey (ACS)

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ADVISOR BIO 1



CHRIS PEEK

Advisor

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PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

EDUCATION

BS in Sociology and Statistics - University Of Maryland

MEMBERSHIPS

Certified Commercial Investment Member - CCIM
The Rotary Club Of Salisbury

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