

**SALE**

# Government Leased Investment Property

**2112 WINDSOR DR**

Salisbury, MD 21801

**PRESENTED BY:**

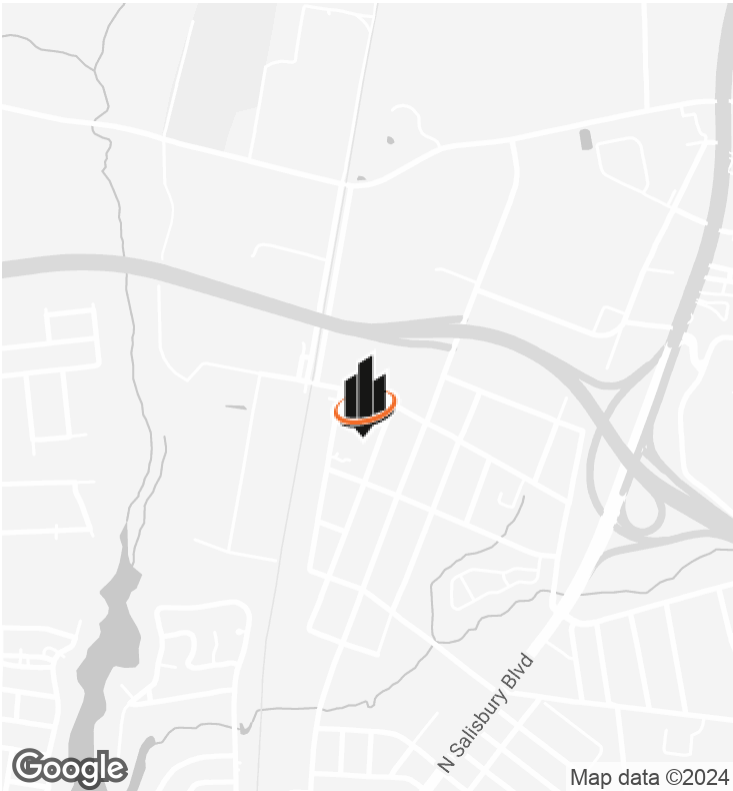
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$360,000
BUILDING SIZE:	2,635 SF
CAP RATE:	7.79%
NOI:	\$28,040
YEAR BUILT:	1992
ZONING:	LI

PROPERTY OVERVIEW

Government leased investment opportunity in Salisbury, MD with over 20 year history operating out of this location. Current lease term through 11/30/2026 with annual CPI rent increases in November of 2024 and 2025.

PROPERTY HIGHLIGHTS

- GSA leased
- New Roof - 2016 with 20 year material warranty
- Interior was renovated in 2023 with fresh paint and flooring
- Annual CPI rental increases for base and operating rents

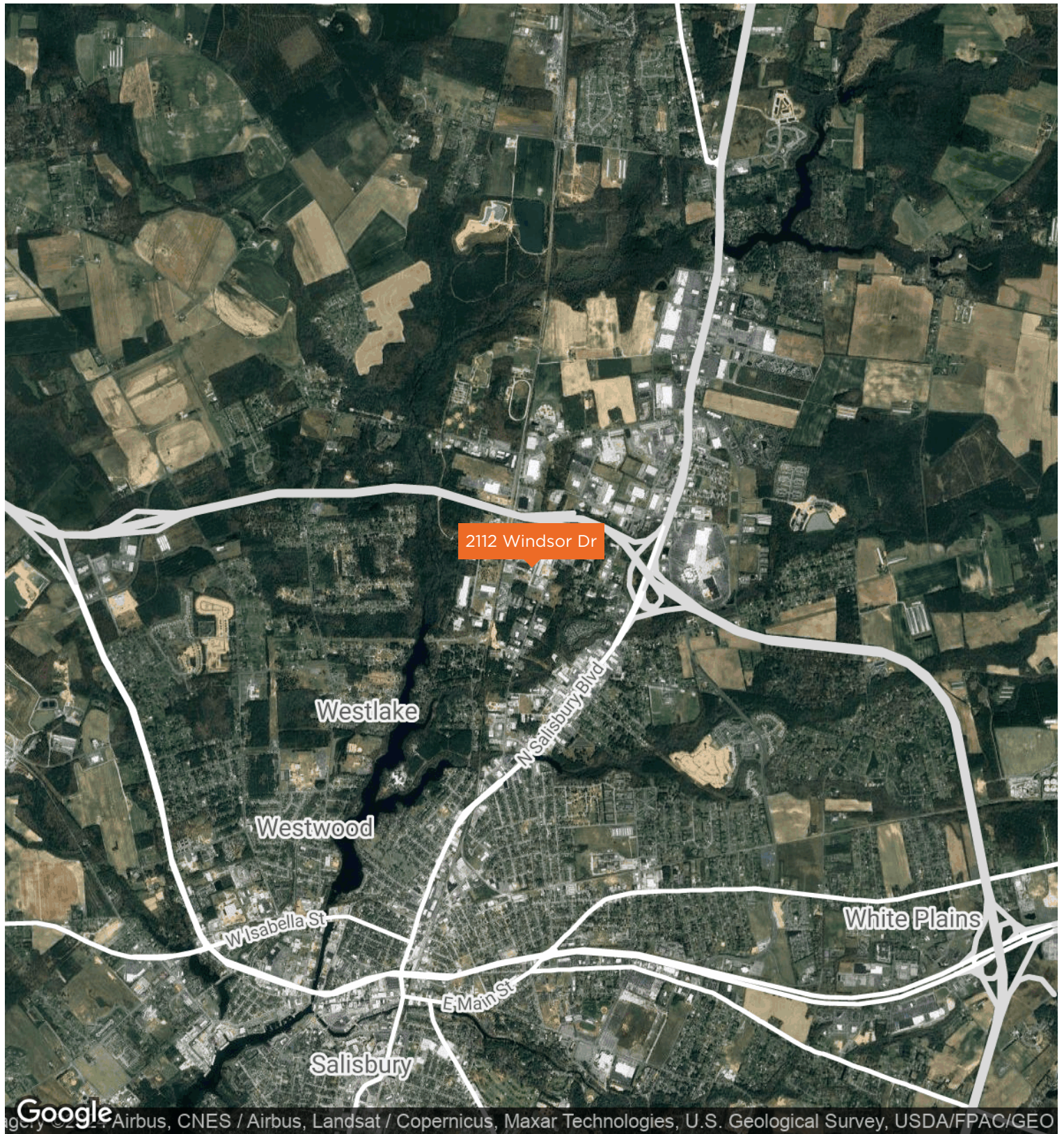
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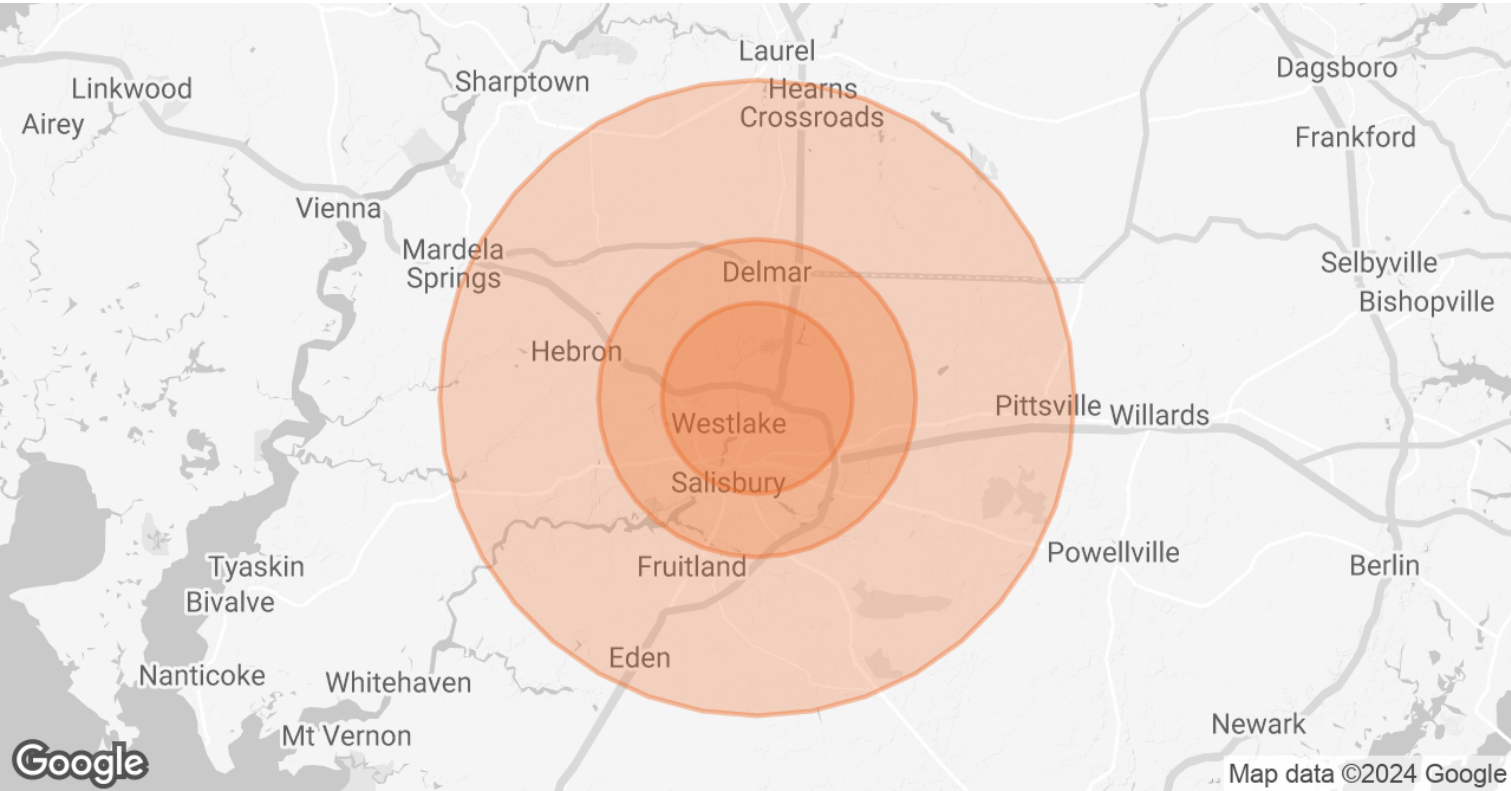
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	33,496	67,662	104,864
AVERAGE AGE	37.0	35.1	37.3
AVERAGE AGE (MALE)	35.4	34.2	36.6
AVERAGE AGE (FEMALE)	38.2	36.0	38.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,731	27,996	42,974
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$58,205	\$62,591	\$67,474
AVERAGE HOUSE VALUE	\$132,299	\$150,674	\$173,284

2020 American Community Survey (ACS)

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