

LEASE

Northwood Business Center

2207 NORTHWOOD DRIVE UNIT

Salisbury, MD 21801

PRESENTED BY:

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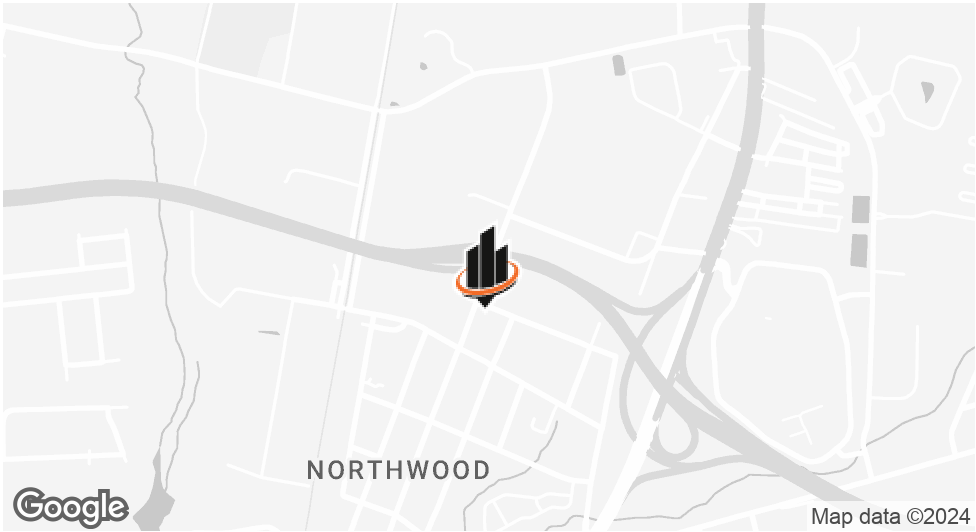
FLO BROTZMAN

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MD #597618

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,196.00 per month (Gross)
BUILDING SIZE:	18,000 SF
AVAILABLE SF:	2,400 SF
YEAR BUILT:	1972
RENOVATED:	2004
ZONING:	Light Industrial
MARKET:	Wicomico

PROPERTY OVERVIEW

Welcome to the newly renovated Northwood Business Center with over \$900,000 in upgrades over the last 3-years including a two large high-def LED Pylon signs for a tenants use at NO extra cost.
NO EXTRA CHARGES - NO TRIPLE NET FEES

PROPERTY HIGHLIGHTS

- NO EXTRA CHARGES - NO TRIPLE NET FEES
- Combined unit for 2400 SF
- Two large LED signs for tenants use

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ADDITIONAL PHOTOS



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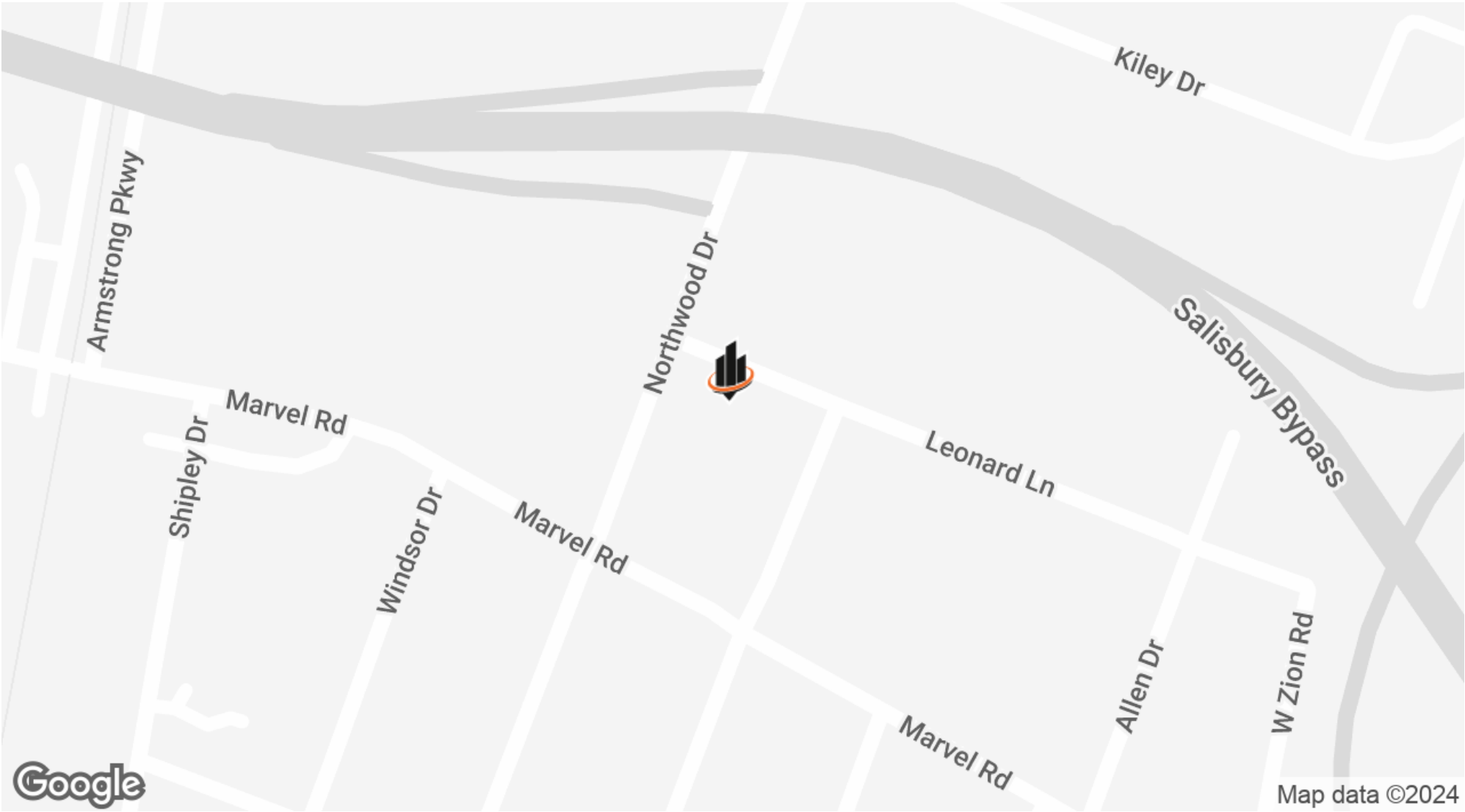
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LOCATION MAP



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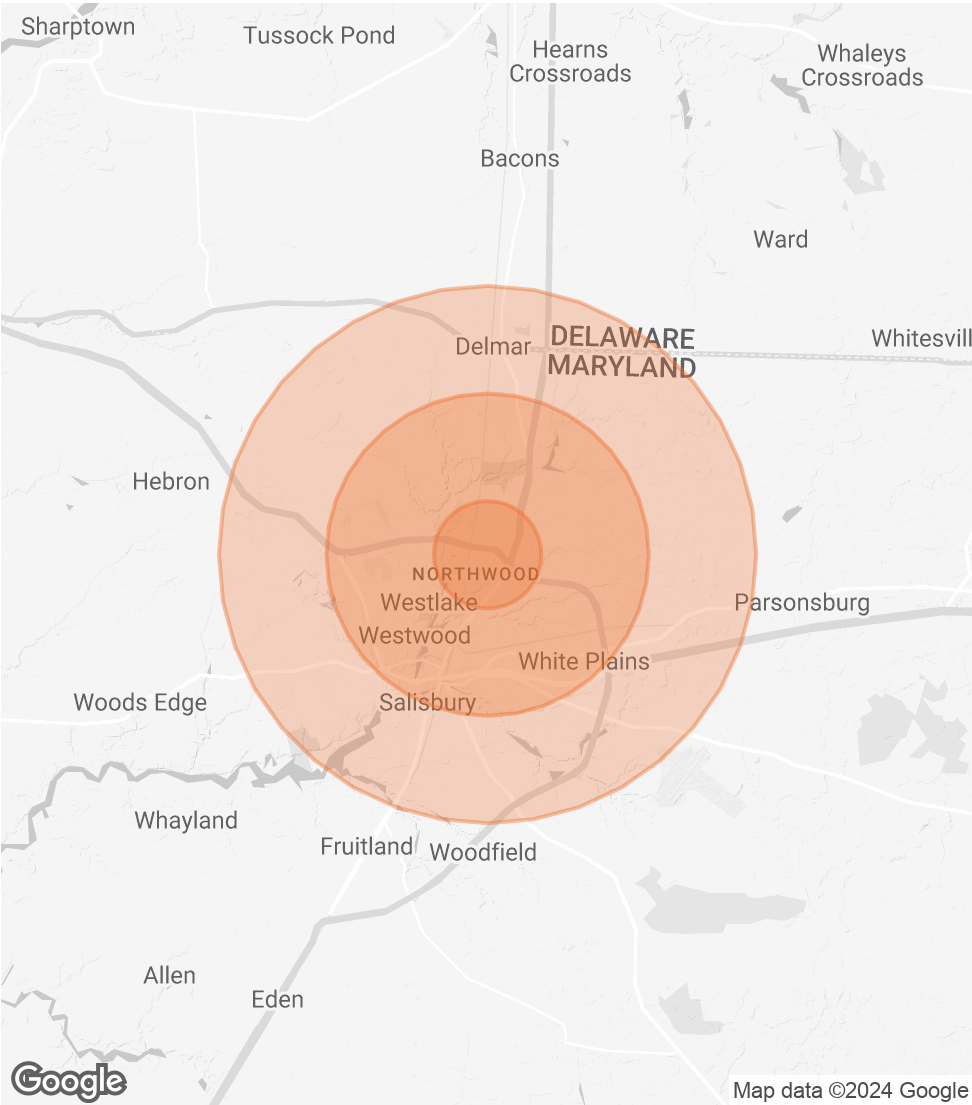
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,014	31,350	66,062
AVERAGE AGE	40.8	37.8	35.0
AVERAGE AGE (MALE)	37.9	36.1	34.1
AVERAGE AGE (FEMALE)	43.9	38.5	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	816	13,817	27,376
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$61,191	\$59,305	\$61,864
AVERAGE HOUSE VALUE	\$159,251	\$133,899	\$148,555

2020 American Community Survey (ACS)



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MEET THE TEAM



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