

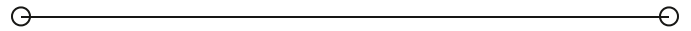


SALE

Five Guys

1311 S SALISBURY BLVD

Salisbury, MD 21801



PRESENTED BY:

WESLEY COX, CCIM

O: 410.543.2421

wesley.cox@svn.com

HENRY HANNA, CCIM, SIOR

O: 410.543.2420

henry.hanna@svn.com

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618

BLAKE BOYD

O: 410.543.2440

blake.boyd@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	6,600 SF
LOT SIZE:	0.61 Acres
TRAFFIC COUNT:	24,000+/-
NOI:	\$63,937
RENOVATED:	2010 & 2021
ZONING:	General Commercial

PROPERTY OVERVIEW

The Hanna Team at SVN - Miller Commercial Real Estate is proud to present the retail investment opportunity of this 6,600 SF building strategically positioned on U.S. Rt 13 across from Salisbury University. Being highly visible, this property presents an attractive opportunity for retail investors (or users) seeking maximum exposure in a prime location. The property's proximity to Salisbury University and its 8,000 +/- total staff & enrollment, a 700+/- bed student housing complex across the street, a nearby hospital with 3,000+/- employees, all the adjacent and nearby retailers, and the 24,000+/- cars traveling past this property every day ensures a steady flow of potential customers. Originally built in 1969 and renovated in 2010 for Five Guys, and again in 2021 with a new roof, this property offers modern functionality within a dynamic retail environment. With General Commercial zoning adding flexibility for a variety of commercial uses, this is a compelling opportunity for savvy investors and/or users as there is currently one vacancy at the property that could be owner-occupied. Five Guys currently leases 3600 SF of the building with an additional 3000 SF currently vacant. There was a new roof installed in October 2021 limiting future capital repairs.

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PROPERTY HIGHLIGHTS

BUILDING NAME	Five Guys
PROPERTY TYPE	Retail
TRAFFIC COUNT	24,000 +/-
BUILDING SIZE	6,600 SF
LOT SIZE	0.61 Acres
YEAR BUILT	1969
YEAR LAST RENOVATED	2010 & 2021

This prime location is situated along the bustling US Route 13, directly across from the esteemed Salisbury University offering unparalleled visibility and accessibility. With its strategic location, this property offers a unique advantage for businesses seeking foot traffic, high daily traffic counts of 24,000 cars per day, and exposure. Over a dozen properties have been redeveloped in this dense area offering thriving commercial locations. Surrounded by thriving businesses and a vibrant student community, this site presents an ideal location for many commercial uses. Don't miss this chance to claim your spot in one of Salisbury's most coveted business districts.

Nearby companies Jersey Mike's and Tropical Smoothie Cafe are top performers nationwide within the top 5% & 10% of their peers.



- Prime Retail U.S. Rt 13
- 700-bed student housing across the street
- Across from Salisbury University - Highly visible
- Adjacent to Seagull Stadium & Salisbury University's athletic complex
- Adjacent and nearby tenants have strong performing locations; Jersey Mike's = top 5% of all locations nationwide; Tropical Smoothie Cafe = top 10% of all their locations nationwide
- Very strong daytime population
- Large nearby employers - TidalHealth (1,100 & Salisbury University (7,500 staff & students)
- New roof installed 2021 w/ 20-year warranty

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ADDITIONAL PHOTOS



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RETAILER MAP



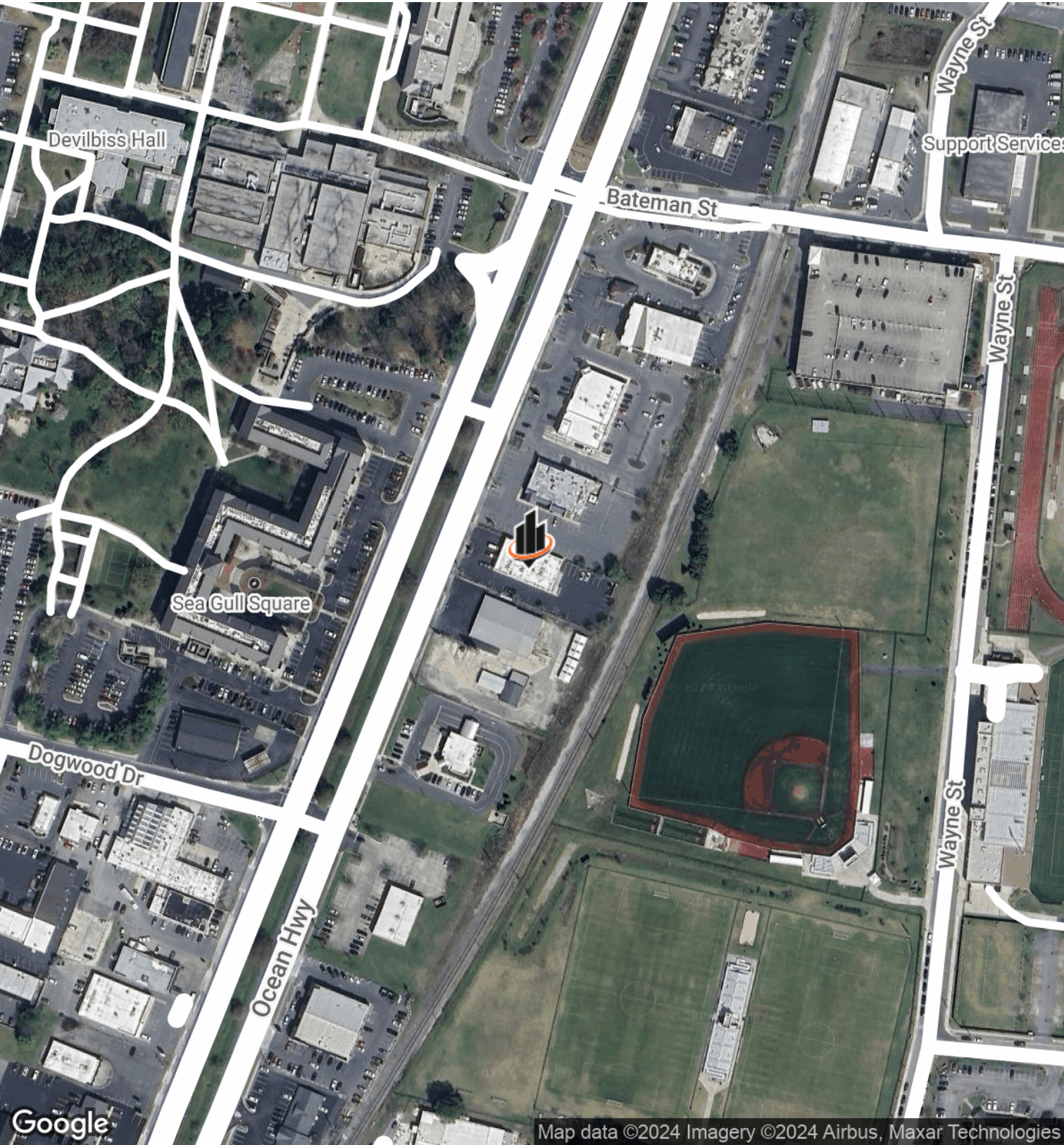
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LOCATION MAP



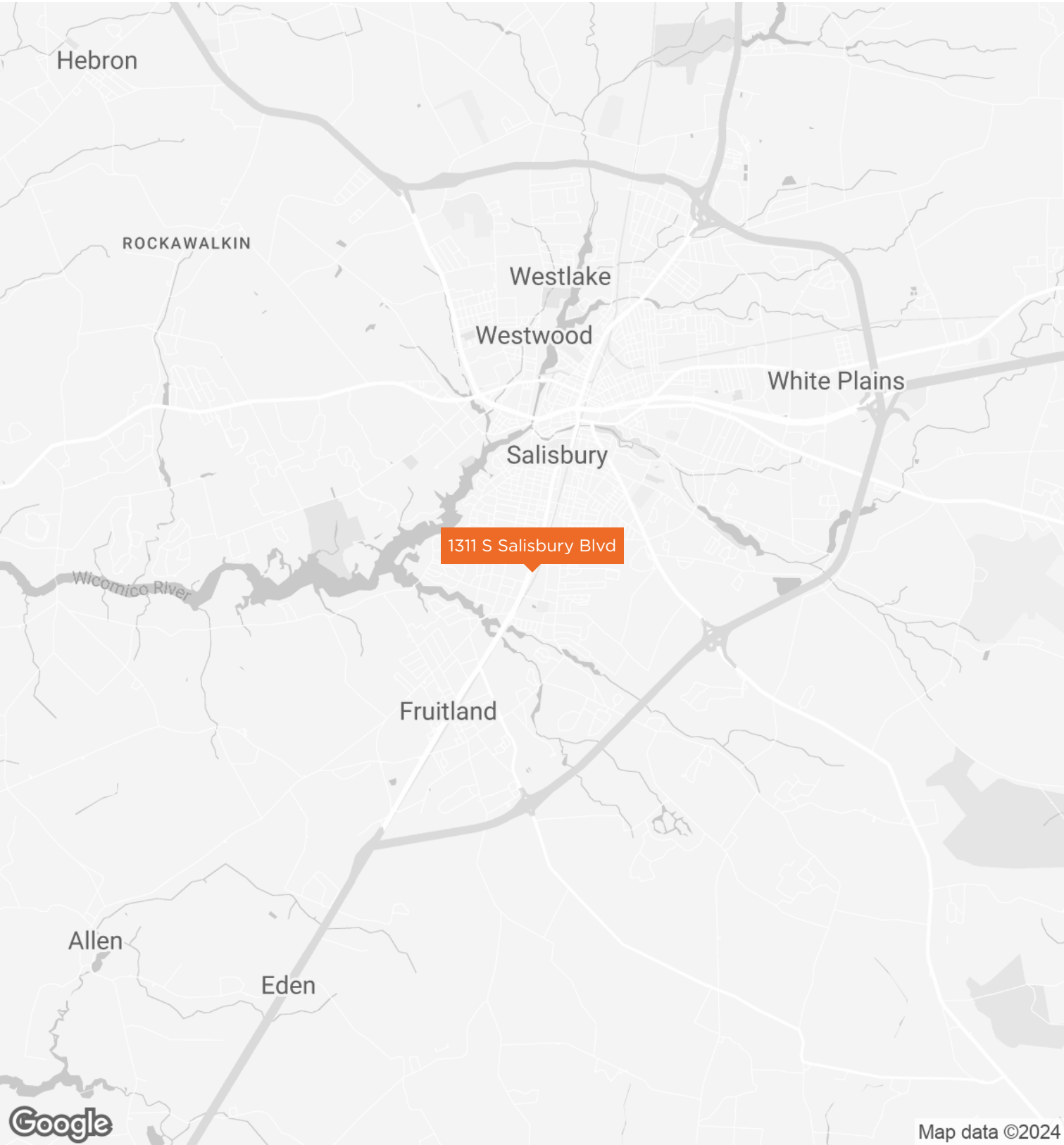
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REGIONAL MAP



WESLEY COX, CCIM
O: 410.543.2421
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Five Guys	3,600 SF	54.55%	\$21.92	\$78,925.00	01/17/2023	01/31/2025
2	Vacant	3,000 SF	45.45%	\$12.00	\$36,000.00	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		6,600 SF	100%	\$33.92			
AVERAGES		3,300 SF	50%	\$16.96			

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INCOME & EXPENSES

INCOME SUMMARY		PROFORMA FINANCIALS
VACANCY COST	(\$35,516)	\$0
GROSS INCOME	\$97,243	\$148,231

EXPENSES SUMMARY		PROFORMA FINANCIALS
TOTAL CAM & INSURANCE	\$14,500	\$14,500
REAL ESTATE TAXES	\$18,806	\$18,806
OPERATING EXPENSES	\$33,306	\$33,306
NET OPERATING INCOME	\$63,937	\$114,925

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PROFORMA FINANCIALS
PRICE	\$1,300,000	\$1,300,000
PRICE PER SF	\$197	\$197
CAP RATE	4.92%	8.84%
CASH-ON-CASH RETURN (YR 1)	4.92%	8.84%
TOTAL RETURN (YR 1)	\$63,937	\$114,925

OPERATING DATA	CURRENT	PROFORMA FINANCIALS
GROSS SCHEDULED INCOME	\$78,925	\$114,925
OTHER INCOME	\$18,318	\$33,306
TOTAL SCHEDULED INCOME	\$97,243	\$148,231
VACANCY COST	\$35,516	-
GROSS INCOME	\$97,243	\$148,231
OPERATING EXPENSES	\$33,306	\$33,306
NET OPERATING INCOME	\$63,937	\$114,925
PRE-TAX CASH FLOW	\$63,937	\$114,925

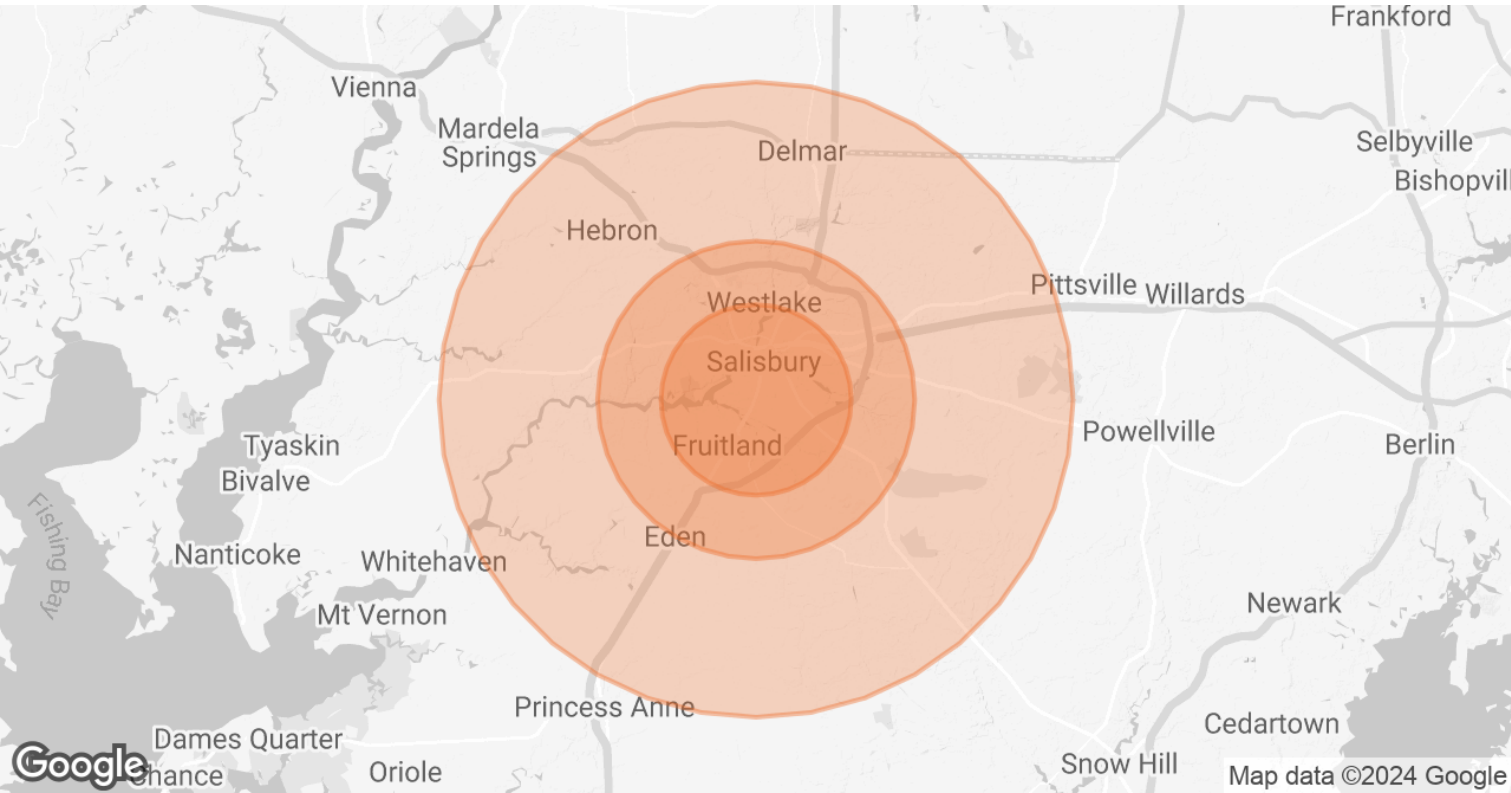
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	47,766	67,599	97,864
AVERAGE AGE	33.3	35.8	37.1
AVERAGE AGE (MALE)	32.4	35.3	36.3
AVERAGE AGE (FEMALE)	34.5	36.5	38.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	19,537	27,543	40,292
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$60,639	\$67,498	\$67,932
AVERAGE HOUSE VALUE	\$147,737	\$163,651	\$172,562

2020 American Community Survey (ACS)

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blake.boyd@svn.com

MEET THE TEAM



WESLEY COX, CCIM

Senior Advisor

Direct: 410.543.2421 Cell: 410.543.2421
wesley.cox@svn.com



HENRY HANNA, CCIM

Council Chair of Industrial Park

Direct: 410.543.2420 Cell: 410.543.2420
henry.hanna@svn.com



FLO BROTZMAN

Senior Advisor

Direct: 410.543.2440 Cell: 410.543.2440
flo.brotzman@svn.com



BLAKE BOYD

Associate Advisor

Direct: 410.543.2440 Cell: 828.255.1111
blake.boyd@svn.com

MD #597618

WESLEY COX, CCIM

O: 410.543.2421
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