



Salisbury
UNIVERSITY

COLLEGE SQUARE

125 W. COLLEGE AVE
SALISBURY, MD 21801

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Property Summary



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$16.50 SF/yr
(NNN)

Building Size: 86,442

Renovated: 2022

Zoning: General
Commercial

Traffic Count (Including Rt 13): 46,416

PROPERTY OVERVIEW

Join Planet Fitness, Dollar Tree, BioLife, Ace Hardware, Papa John's, United States Postal Service, and others at this highly visible and well-known location with visibility from Rt. 13 and within walking distance of Salisbury University with 8,000 students and 1,800 employees. The property's strategic location provides a convenient shopping option for the numerous residents within a short drive of the property, as well as the college students. The property offers multiple points of access and is located at a lighted intersection. **There is ample parking and strong co-tenants.**

PROPERTY HIGHLIGHTS

- Traffic Count - 46,416 AADT (Rt. 13 = 22,731; W. College = 12,510; E.S. Drive = 11,175)
- Within sight & walking distance to Salisbury University Campus & stadium's (9,000 students & 1,800 employees)
- Easy access to Rt. 13 and Rt. 50 / Visibility from Route 13
- Strong co-tenants
- Only one remaining space
- Close proximity to neighborhoods & thousands of residents

Retailer Map



Additional Photos



Available Spaces

LEASE TYPE	NNN
TOTAL SPACE	3,000 SF
LEASE TERM	Negotiable
LEASE RATE	\$16.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
123 W. College Ave	Available	3,000 SF	NNN	\$16.50 SF/yr	The space was occupied by a Dentist for 20-years who outgrew and relocated. The space has since been gutted and will be delivered in a vanilla shell condition. Tenant improv

Additional Photos



Additional Photos



3,000 SF Medical / Dental / Office Space Available



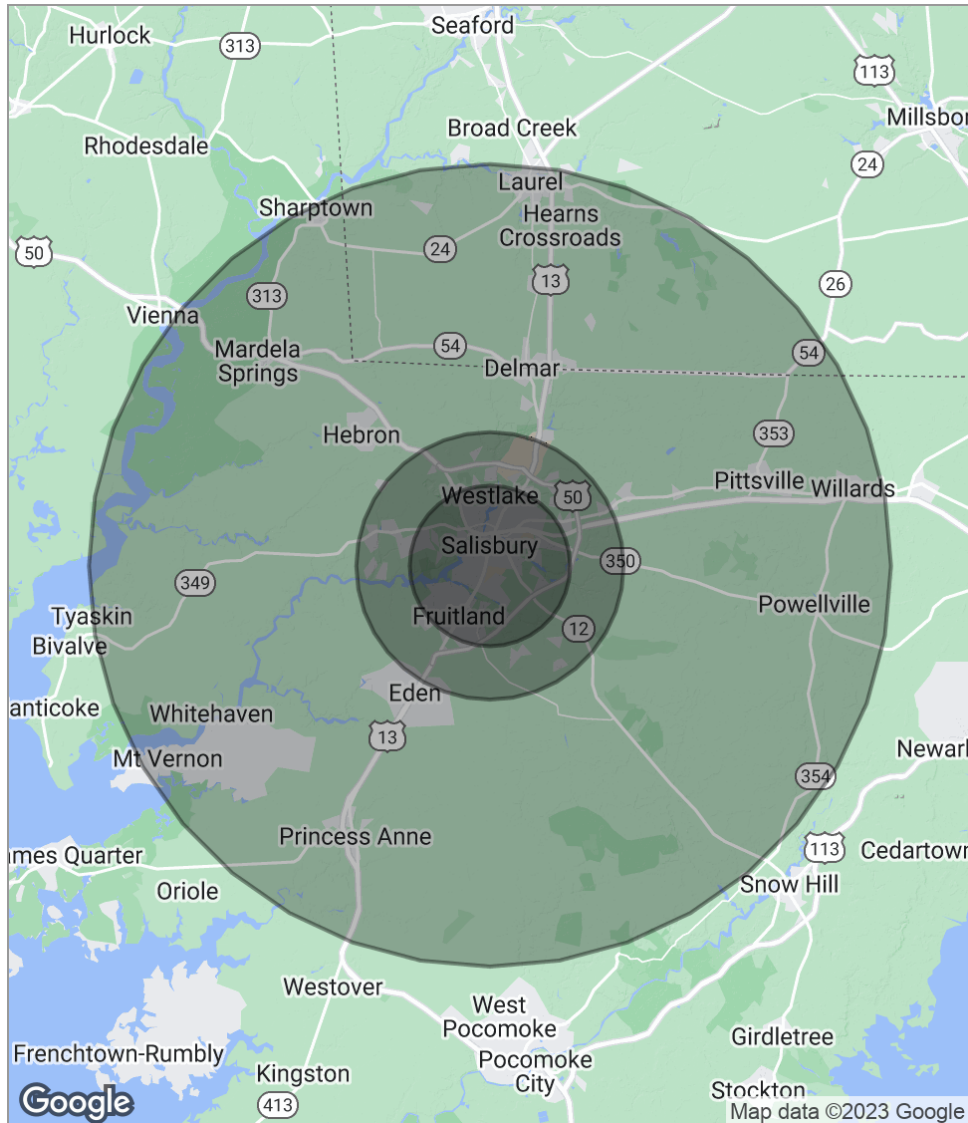
Additional Photos



Additional Photos



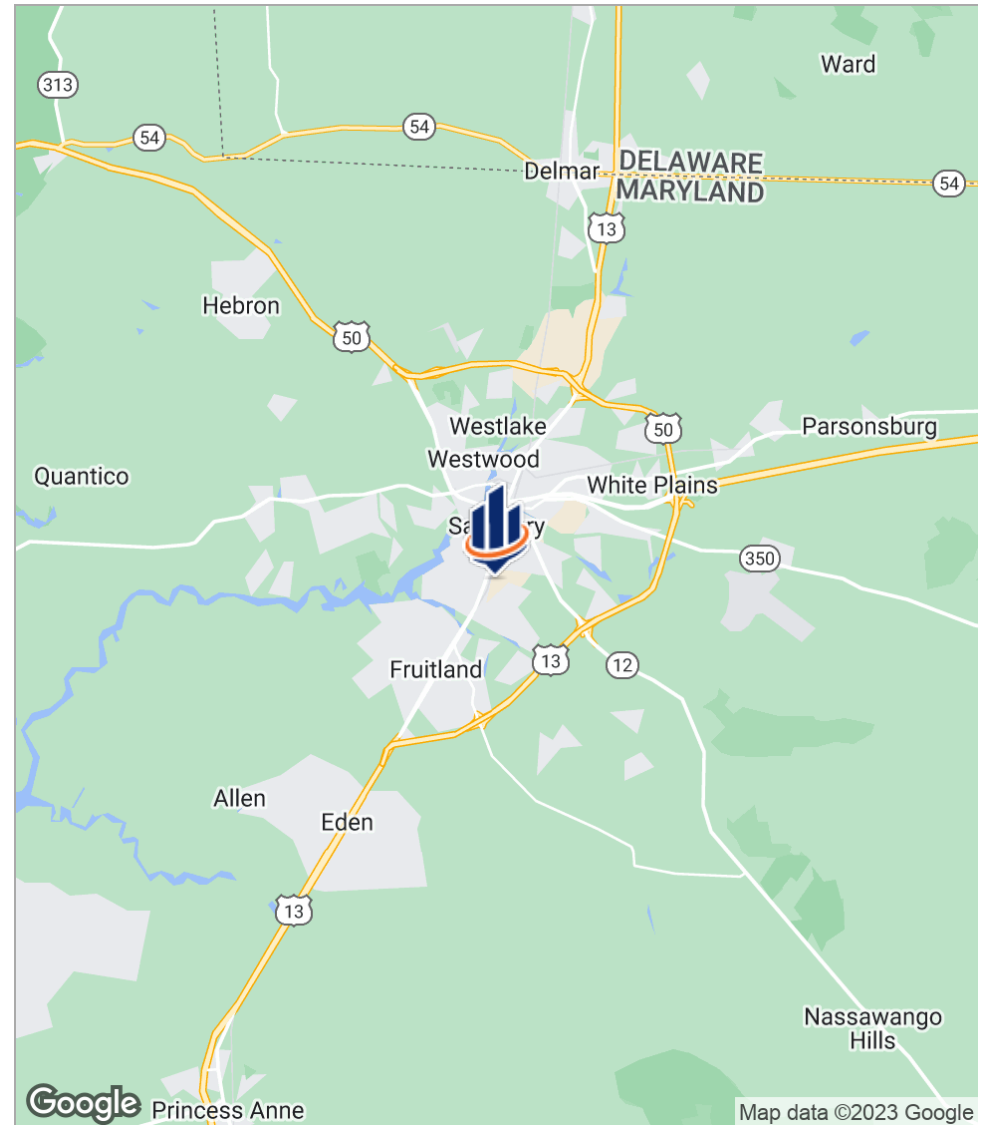
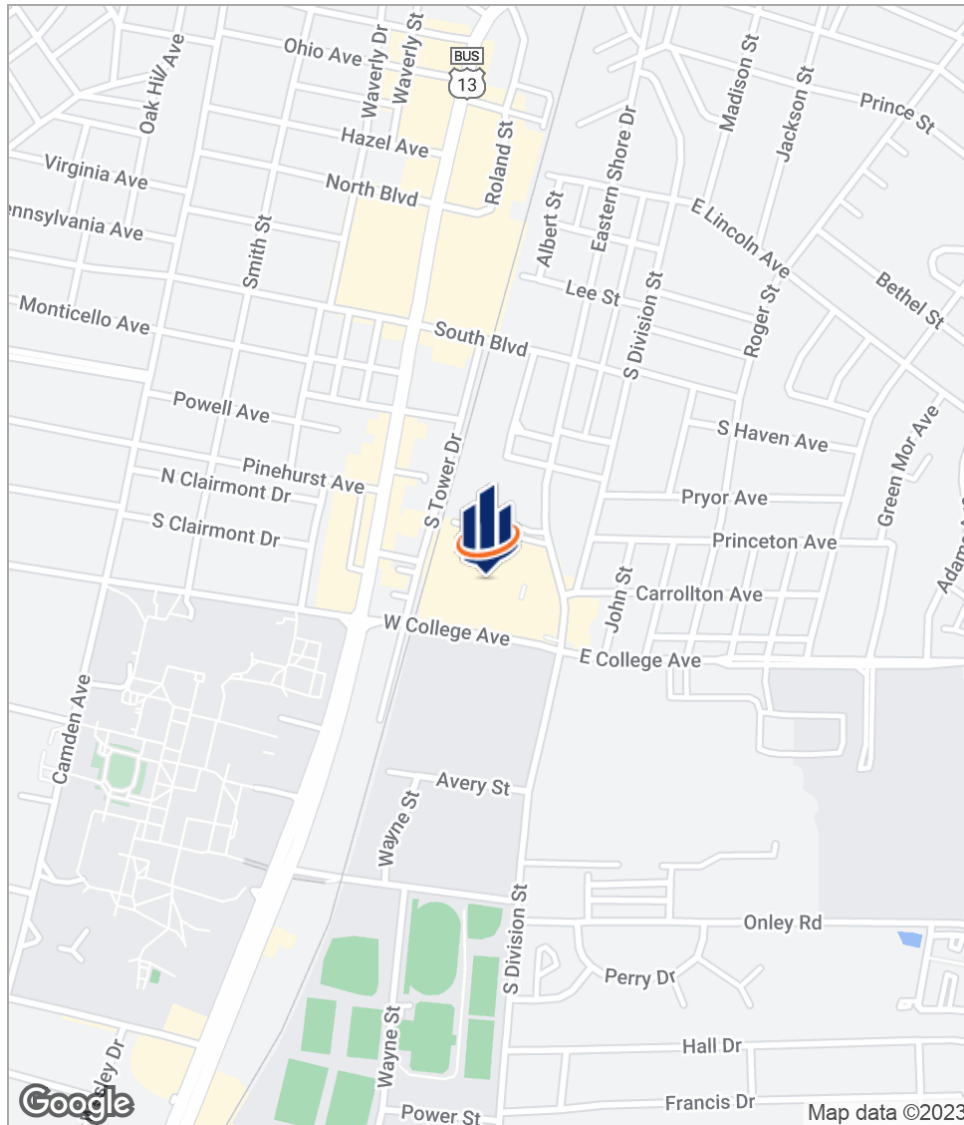
Demographics Map



POPULATION	3 MILES	5 MILES	15 MILES
Total population	48,106	76,301	148,252
Median age	31.6	33.4	34.9
Median age (male)	30.7	31.9	33.4
Median age (Female)	31.9	34.2	35.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total households	17,805	28,479	54,292
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,542	\$62,780	\$63,348
Average house value	\$197,737	\$212,963	\$215,462

** Demographic data derived from 2020 ACS - US Census*

Location Maps



All Advisor Bios



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Wesley Cox, CCIM

Senior Advisor
SVN | Miller Commercial Real Estate

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 18+ years of experience. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, self-storage, hospitality, and development land on the Eastern Shore of Maryland and Delaware. Wesley has helped secure over 700 transactions totaling over \$350 million.

In 2019 & 2020 Wesley was voted the Eastern Shore's "Best Commercial Realtor" by the Metropolitan Magazine. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University which is awarded to an Alum who has experienced a high level of achievement. Wesley also received the SVN National Humanitarian Award at the SVN national conference in 2013, followed by the Maryland Association of Realtor's 2014 Community Service Award and the Coastal Association Community Service Award. In 2013, 2014 & 2016 Wesley received the National Association of Realtor's Commercial Award presented in Realtor Magazine. In addition, Wesley was awarded the Rotarian of the Year as well as serving as past President.

Wesley has been involved in over 3,000,000 SF of industrial sales and leases representing national and international companies. Wesley has also worked with many national retailers to secure new locations including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more.

Wesley is the Past-President for the Salisbury Area Chamber of Commerce Foundation, Past-President of the Wicomico Rotary Club and has served on



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Henry Hanna, CCIM, SIOR

Council Chair of Industrial Properties
SVN | Miller Commercial Real Estate

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation [SIOR] and the Certified Commercial Investment Member [CCIM] designation.

Hanna currently serves as director for WIRA [Wallops Island Regional Alliance] supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. [UAV].

He served as past chair for the Salisbury University [SU] Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.