

# 612 EAST CHURCH STREET

Salisbury, MD 21804



## PROPERTY DESCRIPTION

8,235 SF building available for lease at 612 E Church St in Salisbury, MD. This single-story property features an open floor plan with flexible layout options, previously utilized as a warehouse and well-suited for contractors, small distributors, and storage users, subject to tenant verification of zoning and permitted uses. The building offers good visibility and convenient access along a secondary in-town corridor and is currently undergoing substantial renovations, including installation of a new floor system, drywall repairs, and the addition of a restroom, delivering a clean and functional space for future occupancy. Ownership prefers a single-tenant lease but will consider demising into smaller units for qualified tenants and appropriate lease terms. All uses subject to approval by the City of Salisbury.

## OFFERING SUMMARY

Lease Rate:	\$6.96 SF/yr (NNN)
Available SF:	8,235 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	493	1,359	4,020
Total Population	1,287	3,521	10,443
Average HH Income	\$113,728	\$102,236	\$83,121

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

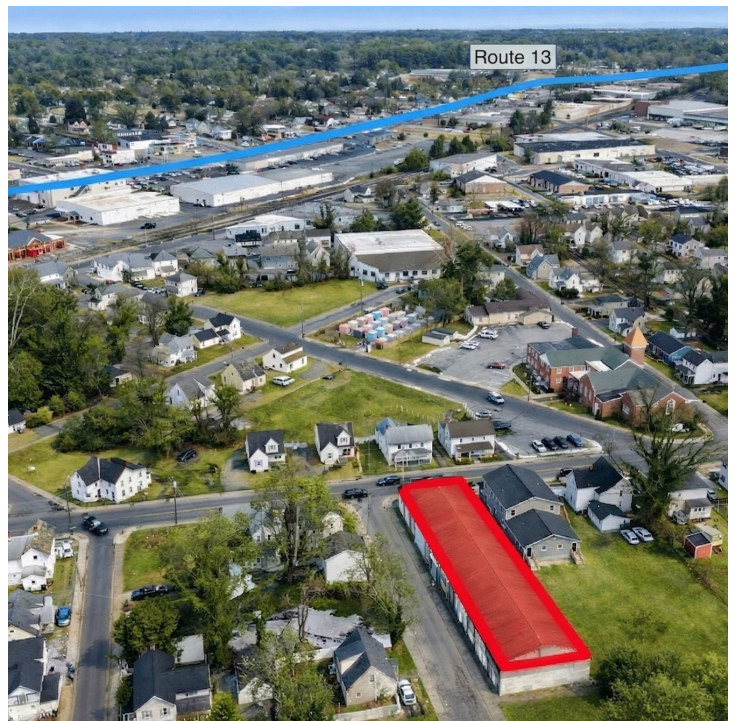
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**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

# INDUSTRIAL FOR LEASE

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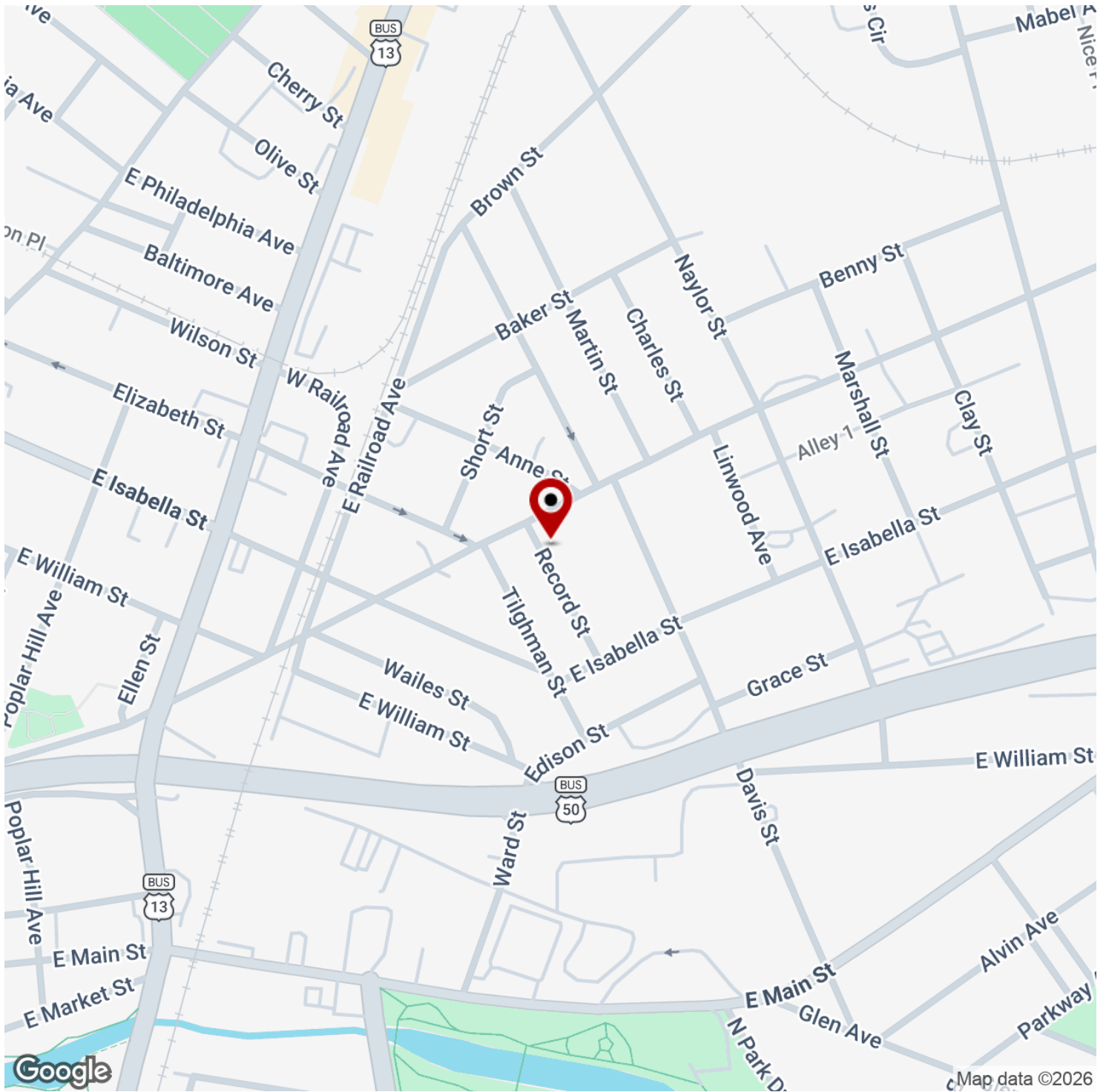
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Each Office Independently Owned and Operated



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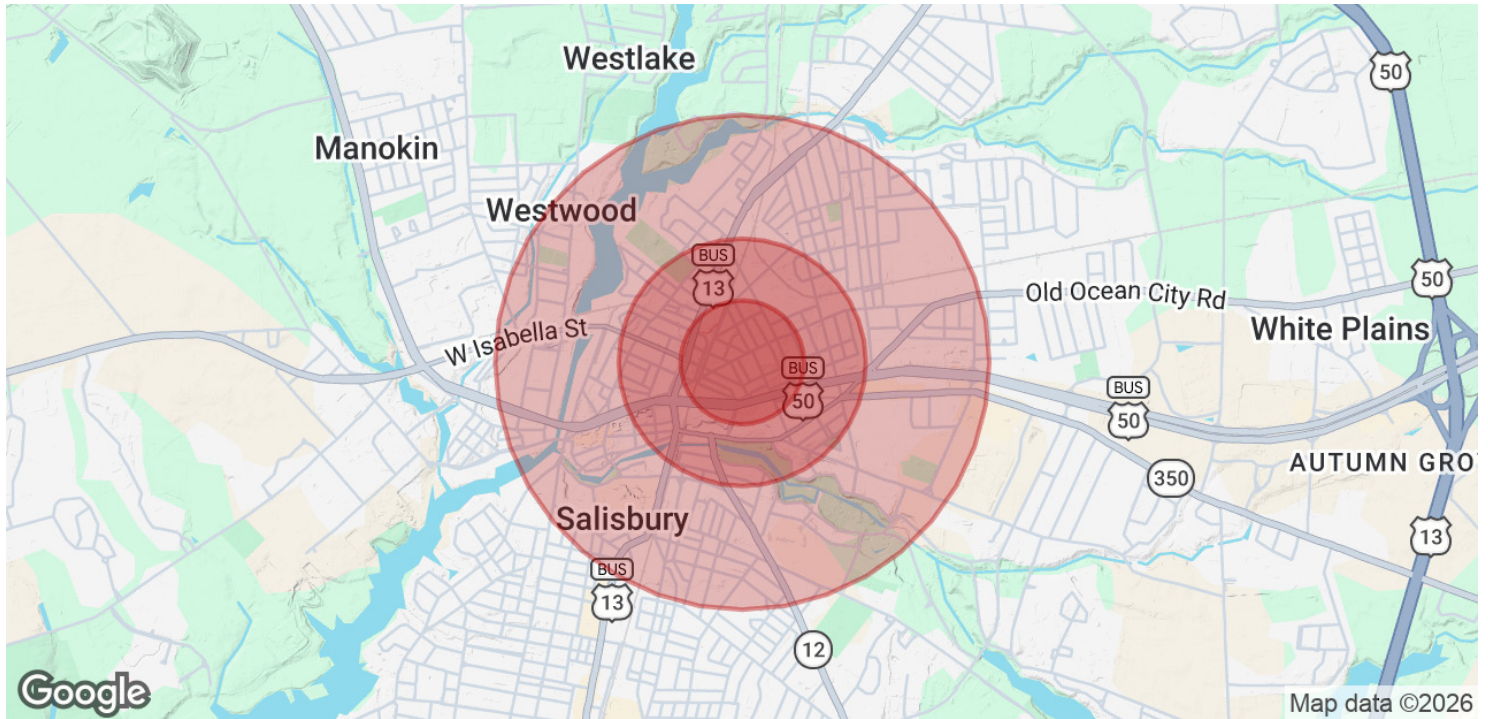
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,287	3,521	10,443
Average Age	27.3	32.7	35.2
Average Age (Male)	26.4	31.4	33.9
Average Age (Female)	28.4	33.7	35.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	493	1,359	4,020
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$113,728	\$102,236	\$83,121
Average House Value	\$263,798	\$233,016	\$208,060

2023 American Community Survey (ACS)

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