



LEASE

Medical / Professional Office

31519 WINTERPLACE PKWY

Salisbury, MD 21804

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	19,825 SF
AVAILABLE SF:	8,800 SF
YEAR BUILT:	1997
ZONING:	LB-1 Light Business & Institutional
MARKET:	Eastern Shore of Maryland
SUBMARKET:	Salisbury

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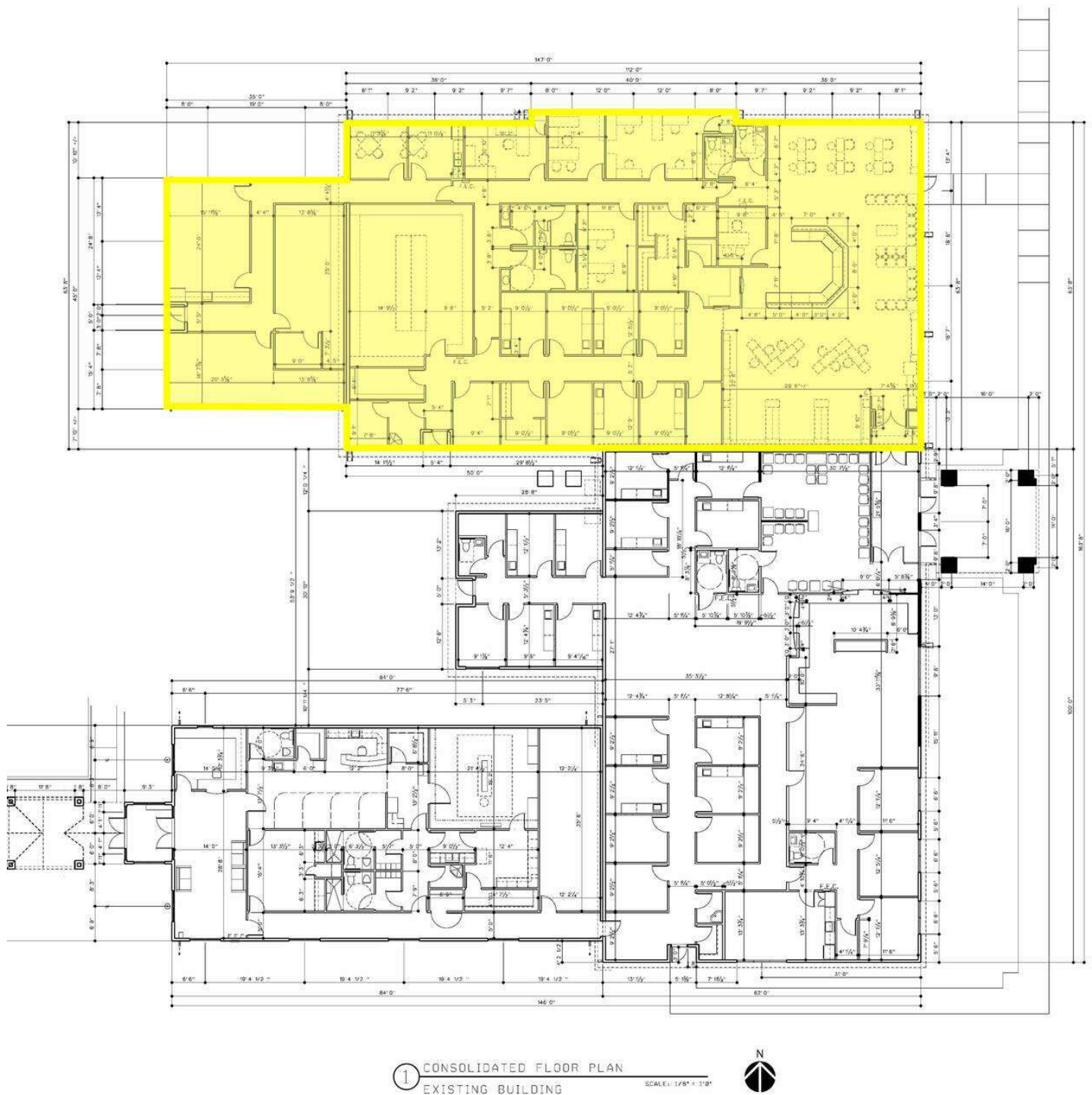
PROPERTY OVERVIEW

Prime commercial property boasting a strategic location and versatile medical or professional spaces. Currently housing the reputable Azar Eye Center, this property presents an exceptional opportunity for Medical or Professionals seeking a prominent and convenient location for their office. This property includes a large reception, Seven (7) exam Rooms, eleven (11) professional Office, & Lab Space. The Vacant space encompasses a total of 8,800 SF , with Azar Eye Center already occupying half of the existing building. Situated just off Route 50, this property offers unparalleled accessibility, making it easily reachable for both local residents and those commuting from surrounding areas. Its proximity to major transportation routes enhances the property's visibility and ensures a steady flow of potential clients.

PROPERTY HIGHLIGHTS

- Office adjacent to Azar Eye Institute
- Conveniently located off of Rt 50
- Flexible Layout
- Ample Parking

FLOOR PLAN



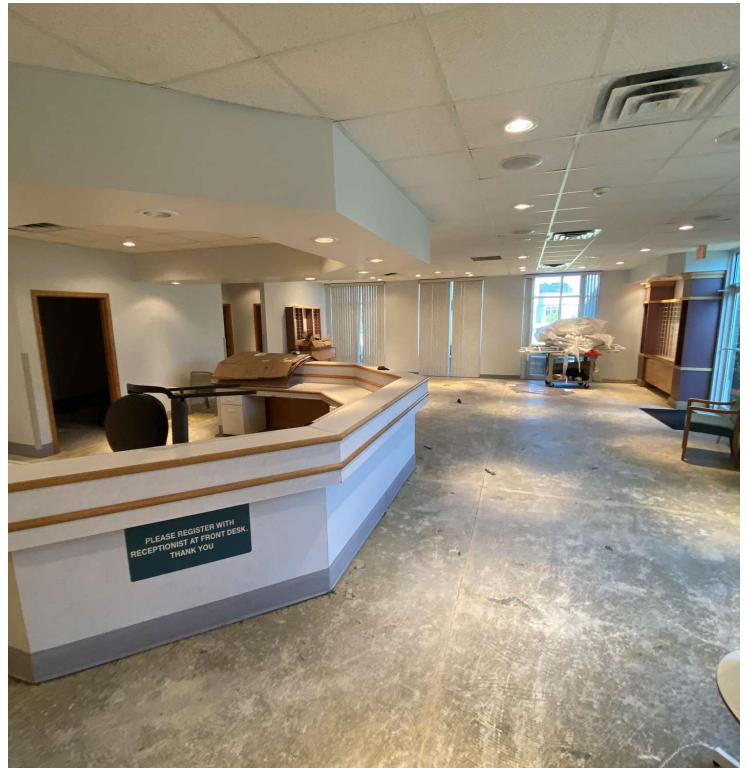
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AERIALS



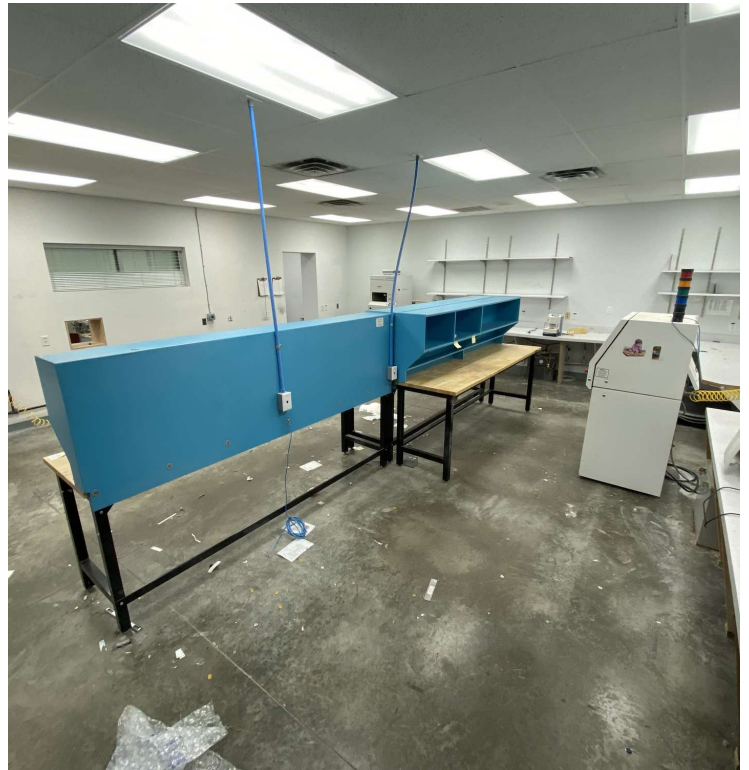
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ADDITIONAL PHOTOS



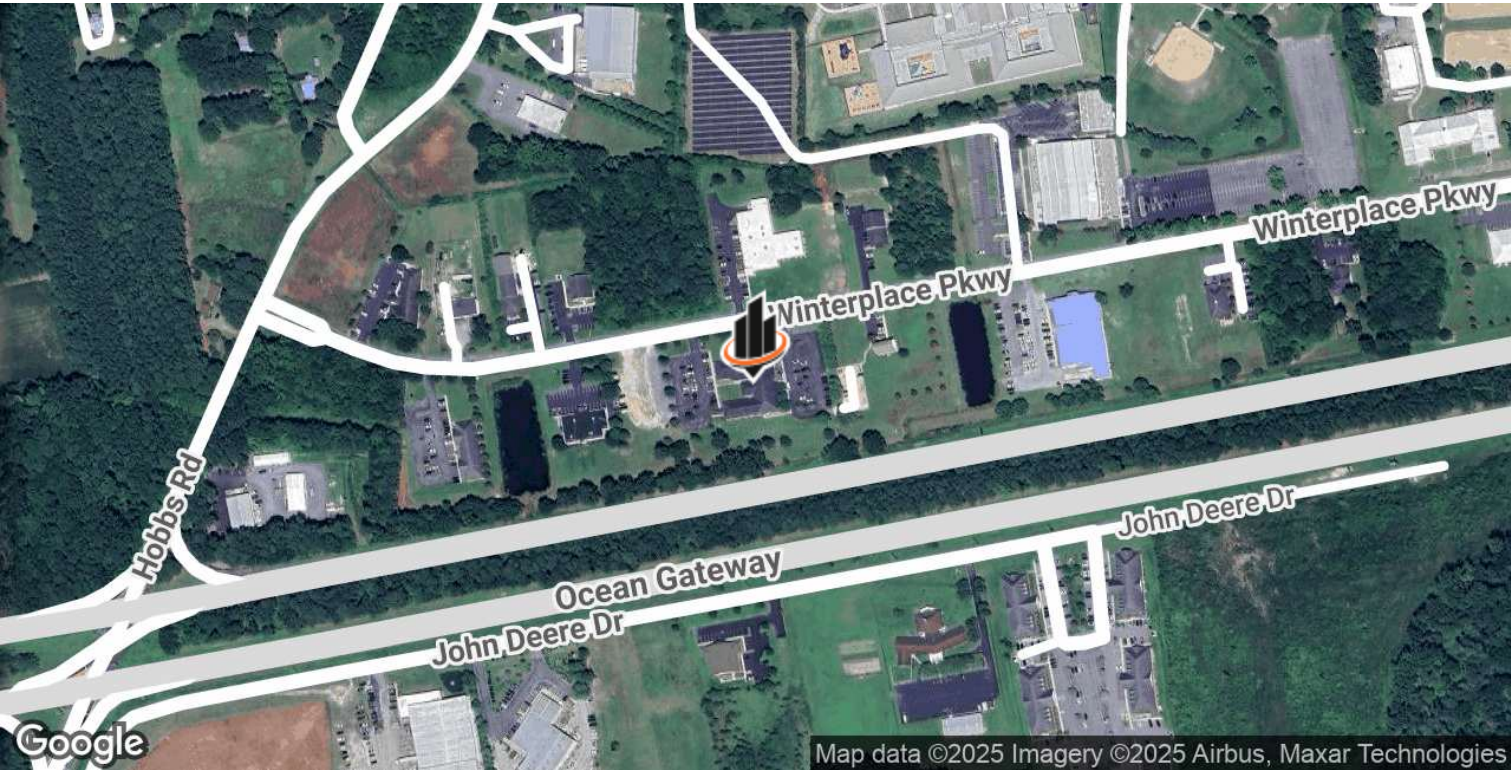
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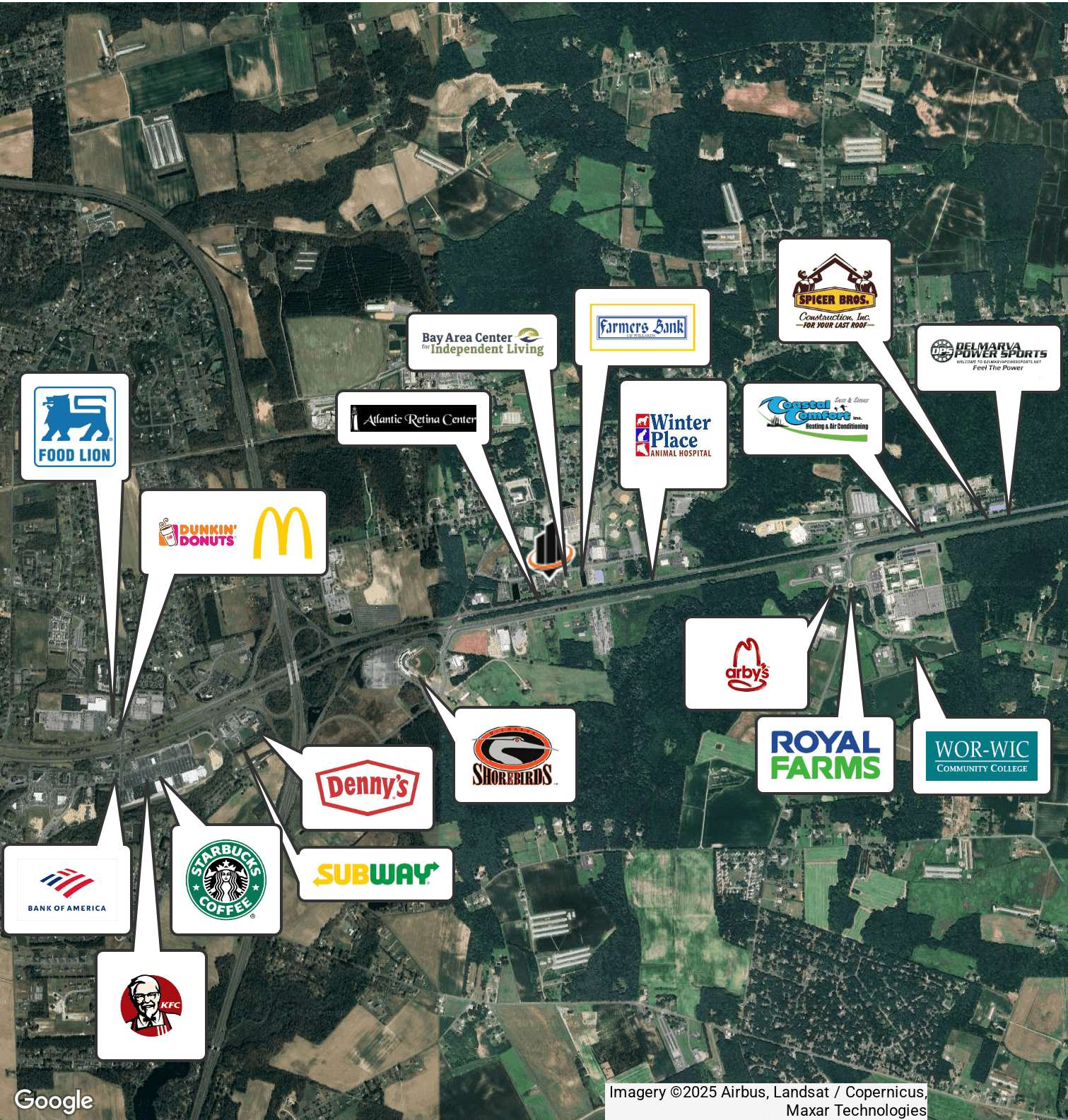
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LOCATION MAP



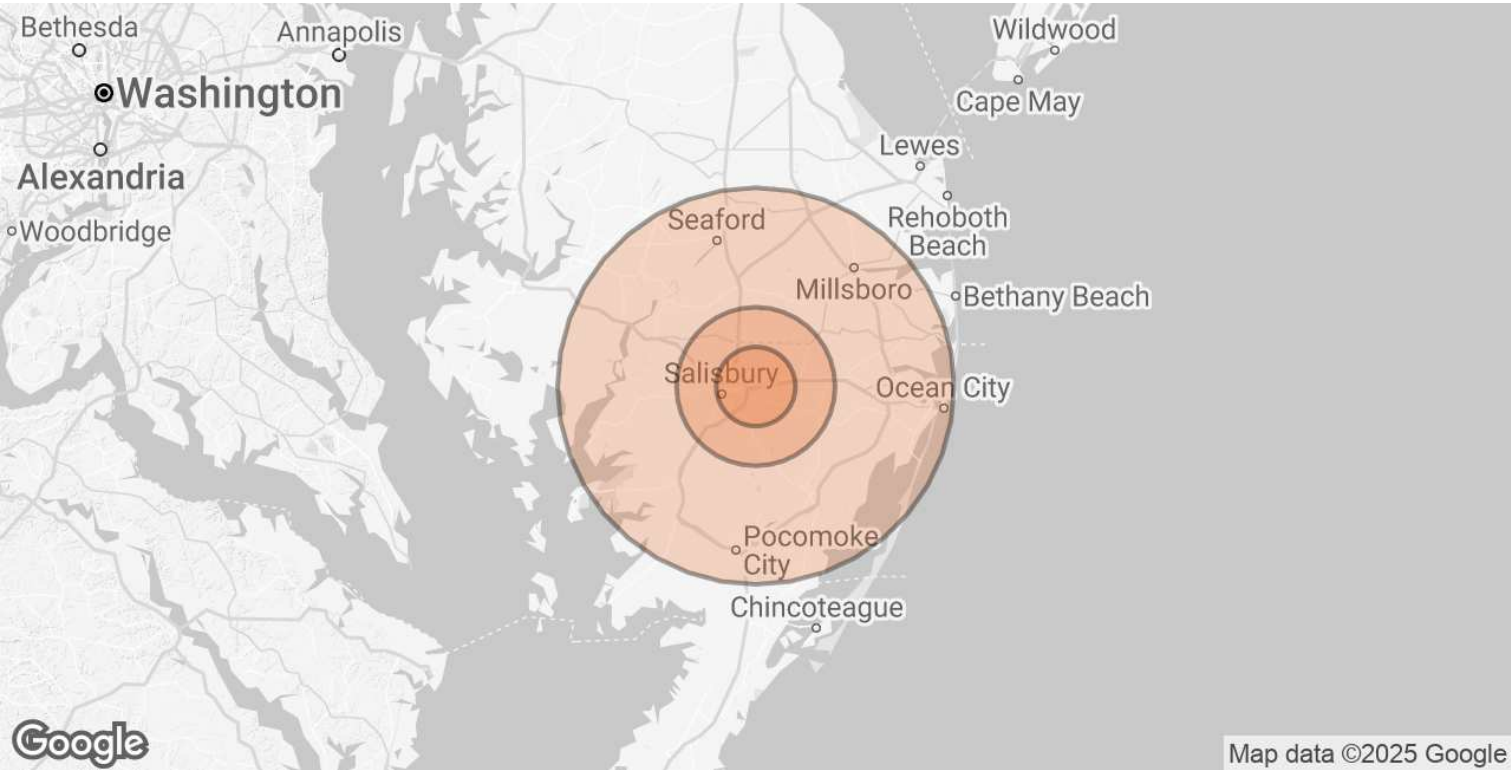
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	37,280	105,497	281,319
AVERAGE AGE	35.5	34.8	37.8
AVERAGE AGE (MALE)	33.8	33.3	36.0
AVERAGE AGE (FEMALE)	36.5	35.8	39.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	14,786	39,503	103,049
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$57,922	\$64,211	\$61,859
AVERAGE HOUSE VALUE	\$199,576	\$215,007	\$248,268

2020 American Community Survey (ACS)

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ADVISOR BIO 1



CHRISTOPHER MESSICK

Associate Advisor

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Direct: **443.523.9228** | Cell: **443.523.9228**

PROFESSIONAL BACKGROUND

Chris Messick is an Advisor on the McClellan Team with SVN Miller Commercial Real Estate. The McClellan team members include John McClellan, CCIM, SIOR and Kelly Jeter. Together, they boast over 35 collective years of experience in the industry, offering clients a wealth of knowledge and a formidable track record of success.

Chris brings a unique blend of creativity and technical expertise to his role as a Commercial Advisor, with a dynamic background in Media Production, specializing in Video Pre & Post-Production and Graphic Design. Transitioning seamlessly from his beginnings as a Residential Agent, Chris has swiftly carved a niche for himself in the realm of commercial real estate, with a particular focus on Medical Office Sales.

He is currently pursuing his CCIM (Certified Commercial Investment Member) designation, a testament to his commitment to excellence and continuous professional development. This rigorous designation signifies mastery in financial and market analysis, and investment decision-making—a testament to Chris' dedication to delivering top-tier service to his clients.

Beyond his professional pursuits, Chris is deeply invested in his community. He actively engages as a member of the Chamber of Commerce, contributing to the economic vitality and growth of the region. His involvement in the Greater Salisbury Committees and participation in Salisbury University's Transformational Community Leadership Series further exemplify his dedication to fostering positive change and progress.

Chris' leadership extends beyond the real estate realm as he serves as the Co-Chair of the Emerging Leaders, a pivotal branch of the United Way Lower Eastern Shore. Through this role, he spearheads initiatives aimed at empowering and uplifting the next generation of community leaders, making a tangible impact on the region's social fabric.

Driven by a passion for both real estate and community building, Chris approaches his role with enthusiasm, integrity, and a genuine desire to exceed expectations. With his blend of industry expertise, commitment to ongoing education, and unwavering community involvement, Chris is poised to make lasting contributions to both his clients and the community at large.

SVN | Miller Commercial Real Estate

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ADVISOR BIO 2



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern Shore of Maryland and Delaware as well as North Carolina. McClellan brings 38 years of commercial real estate experience and has secured well over 5,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$7.3 million sale of the Whitehurst Drive Complex in Seaford, DE; the \$3.6M sale of the Verizon Call Center; \$4.2M sale of Westwood Business Center; and the \$9.6M sale of Millsboro Self Storage

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR) - only 4,000 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

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

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