

# INDUSTRIAL WAREHOUSE FOR SALE

## 34520 MAIN ST

Pittsville, MD 21850

Available: 11,920 SF



COMMERCIAL REAL ESTATE SERVICES



### LISTING DATA

**AVAILABLE SF:** 11,920 SF

### ECONOMIC DATA

**SALE PRICE:** \$550,000

### PROPERTY INFORMATION

**COUNTY:** Wicomico

**MARKET:**

**SUBMARKET:**

### BUILDING DATA

**TOTAL BUILDING SF:** 11,920 SF

**YEAR BUILT:** 1945

**ZONING:** C1

### PROPERTY OVERVIEW

Introducing a rare standalone warehouse in the Pittsville area! This impressive property encompasses an 11,920 SF building, providing ample space for expansion or customization to suit your business needs. Built in 1945, this well-maintained property is ideally zoned C1, catering to a wide range of warehouse and office uses.

### LOCATION OVERVIEW

Discover the charm of Pittsville, MD, a hidden gem for commercial real estate investment. Nestled in a picturesque setting, this area offers an ideal balance between urban conveniences and small-town tranquility. Just minutes from major highways, the location provides easy access to nearby business hubs and metropolitan areas.

### PROPERTY HIGHLIGHTS

- 3-Sided Loading dock with concrete ramp and roll up door
- Rare C-1 Zoning allows for both commercial and industrial uses
- Ideally situated between Salisbury and Ocean City MD right off Rt-50
- High Traffic Volume (31,347)

**Steve Weiss**  
Senior Vice President  
443.741.4051  
sweiss@lee-associates.com

**Gideon Price**  
Associate  
410.630.4793  
gprice@lee-associates.com

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### WICOMICO ZONING DISTRICTS

- 8,000 Ft Airport Turning Radius
- Municipality
- Resource Conservation Districts**
  - A - 1 Agricultural - Rural
  - VC Village Conservation
- Residential Districts**
  - R - 8 Residential
  - R - 15 Residential
  - R - 20 Residential
  - R - 30 Residential
  - REC Residential, Educational & Cultural
  - TT Town Transitional
- Commercial Districts**
  - C - 1 Select Commercial
  - C - 2 General Commercial
  - C - 3 Regional Commercial
- Institutional, Business and Industrial Districts**
  - LB - 1 Light Business & Institutional
  - LB - 2 Light Business & Residential
  - AB Airport Business Park
  - I - 1 Light Industrial
  - I - 2 Heavy Industrial
- Overlay Districts**
  - A - 2 Airport Overlay
  - CBCA Chesapeake Bay Critical Area
  - HP Historic Preservation
  - Neighborhood Preservation (4-2)
  - Paleochannel
- Legislatively Approved Floating Districts**
  - CID Corporate Industrial District

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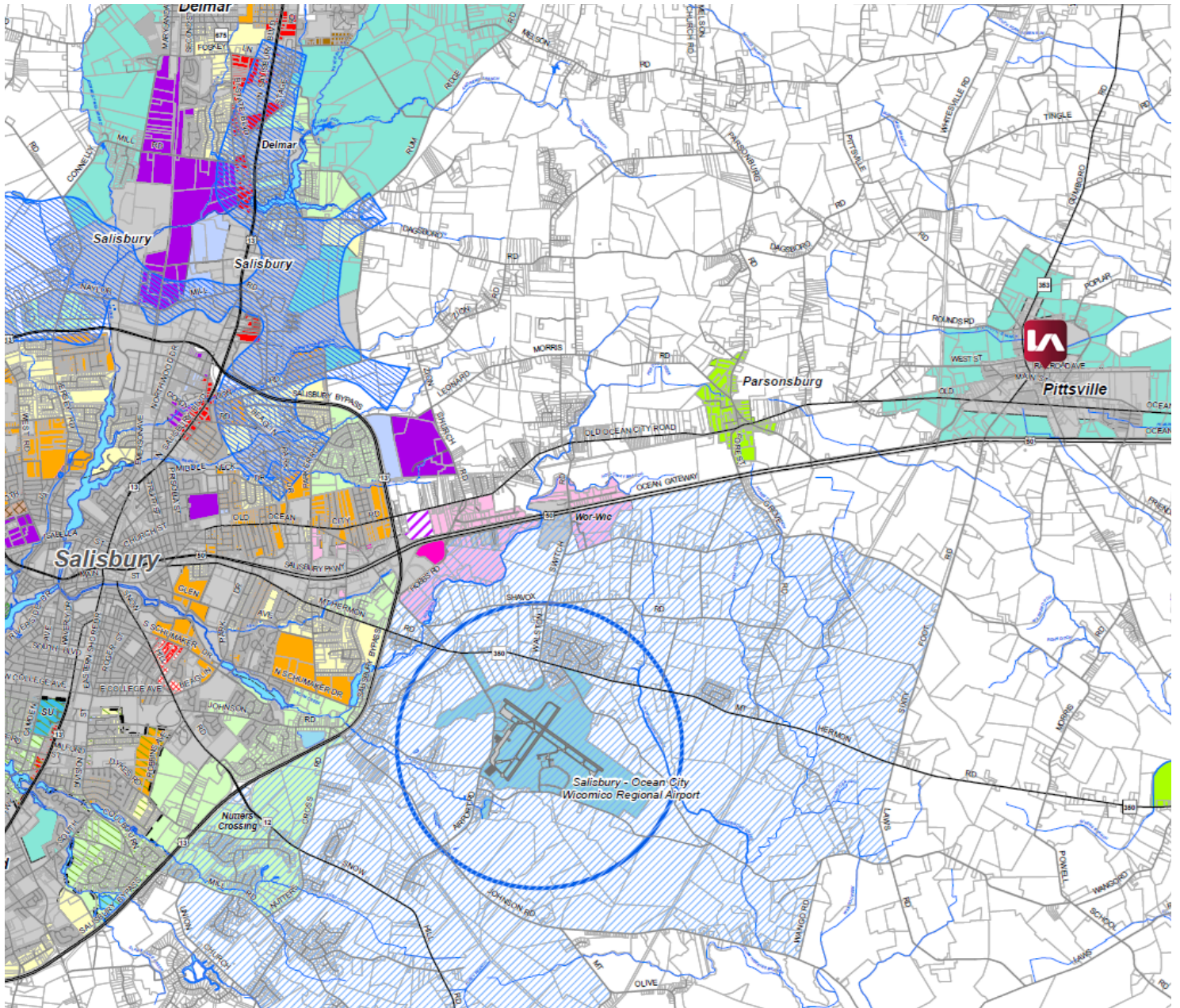
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**LEE & ASSOCIATES**

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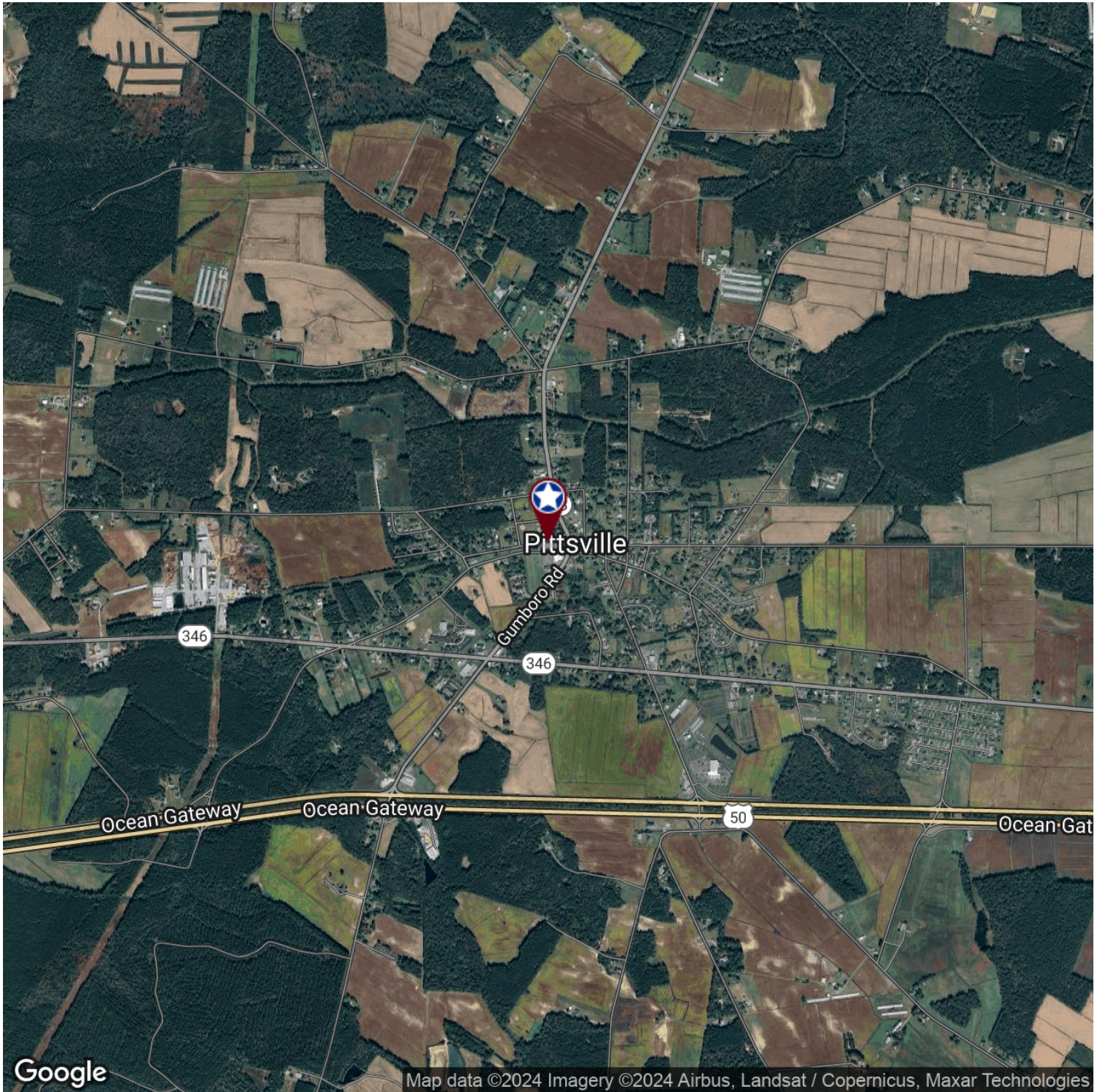
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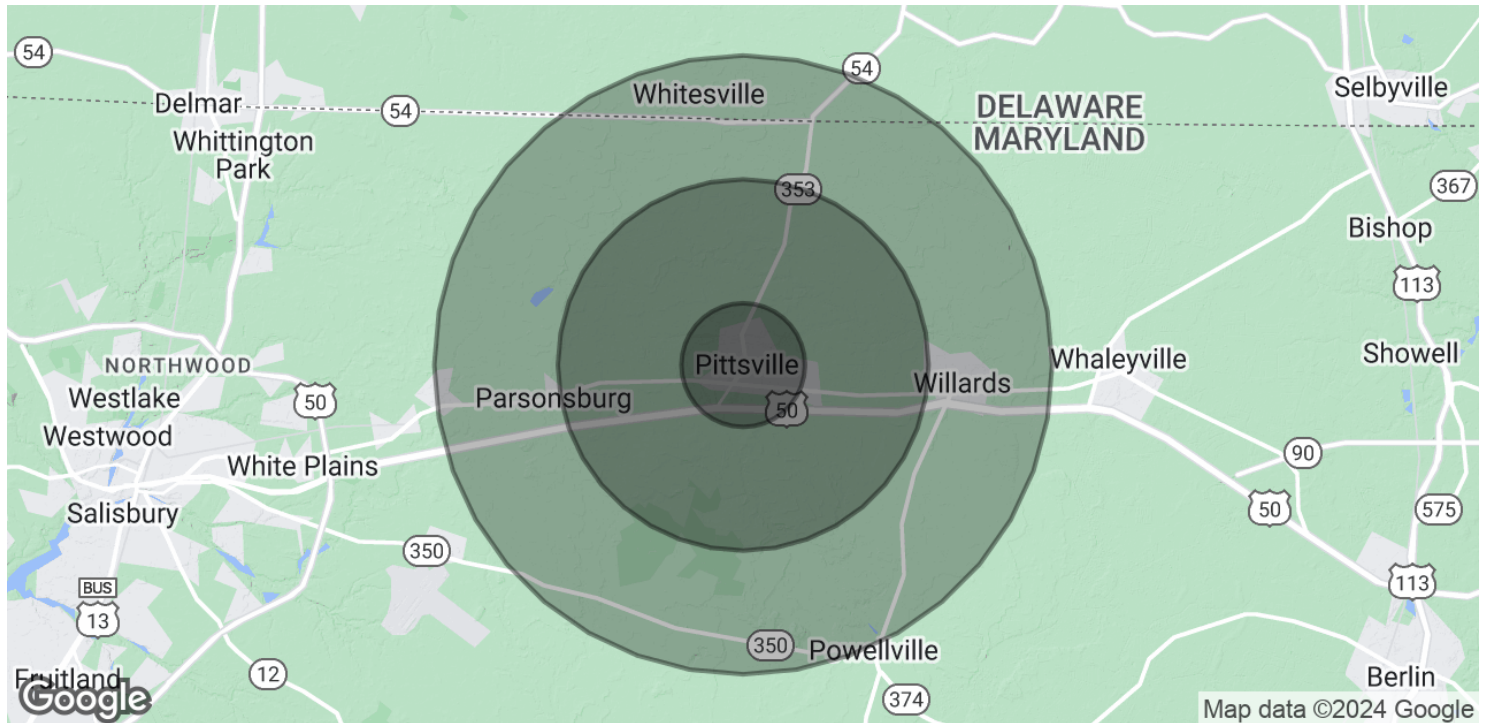
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	848	3,816	8,645
Average Age	43.5	38.8	38.5
Average Age (Male)	39.7	36.2	36.6
Average Age (Female)	45.5	39.9	38.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	347	1,522	3,465
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$56,991	\$58,544	\$61,697
Average House Value	\$162,059	\$171,789	\$178,703

2020 American Community Survey (ACS)

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