

OFFICE FOR LEASE

1346 BELMONT AVE STE 601

Salisbury, MD 21804



PROPERTY DESCRIPTION

3,245sqft of Class A professional space visible from Rt50 Business in Salisbury, MD. Ample parking with a handicap lane, very easy to find as it's the first unit in the complex when entering from Beaglin Park Drive (Main Entrance). Enter into the reception area with storage closet, through reception and immediately on your left and right are two large conference rooms. Continuing through the unit you'll see two ADA bathrooms on the right, a bullpen area or call center to the rear and four private offices on the left. Multiple large storage closets and utility closets throughout. Unit is an end cap with additional windows and landscaping.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,245 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	288	617	3,740
Total Population	744	1,585	9,557
Average HH Income	\$72,131	\$74,171	\$76,782

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.

BRET DAVIS
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KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

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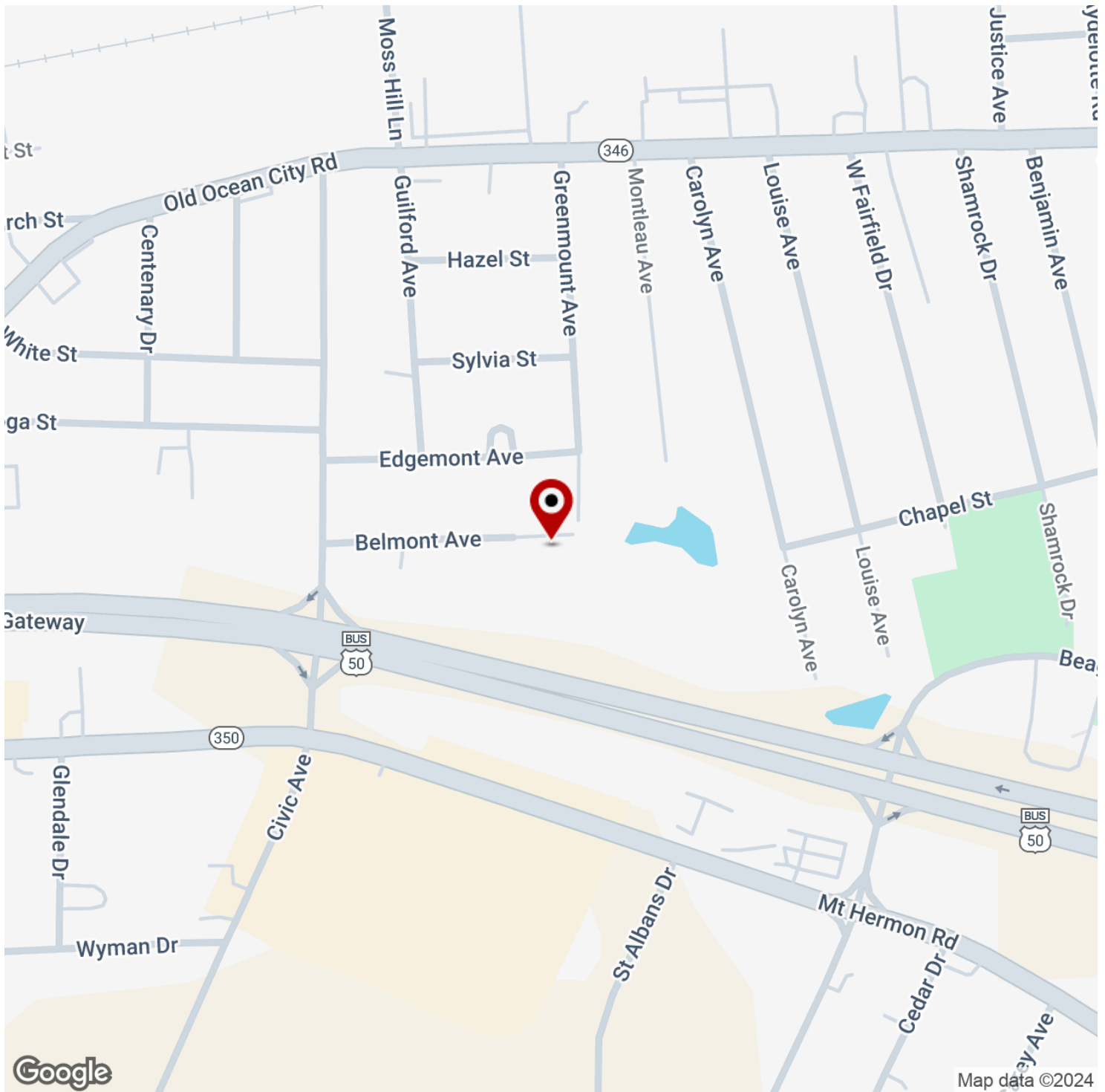
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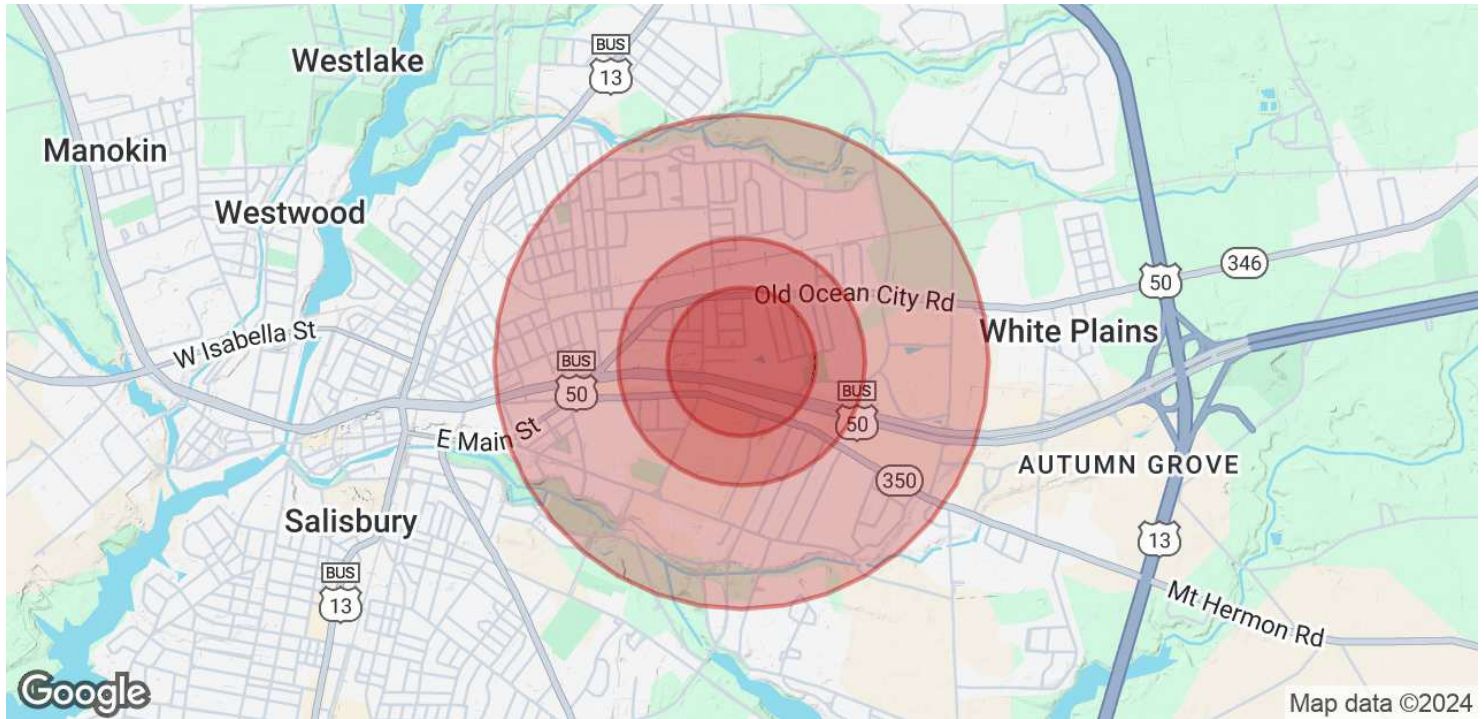
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	744	1,585	9,557
Average Age	40	41	39
Average Age (Male)	38	38	37
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	288	617	3,740
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,131	\$74,171	\$76,782
Average House Value	\$287,618	\$317,729	\$359,965

Demographics data derived from AlphaMap

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