

SALE

Riverside Professional Center

560 RIVERSIDE DRIVE #201A

Salisbury, MD 21801

PRESENTED BY:

FLO BROTZMAN

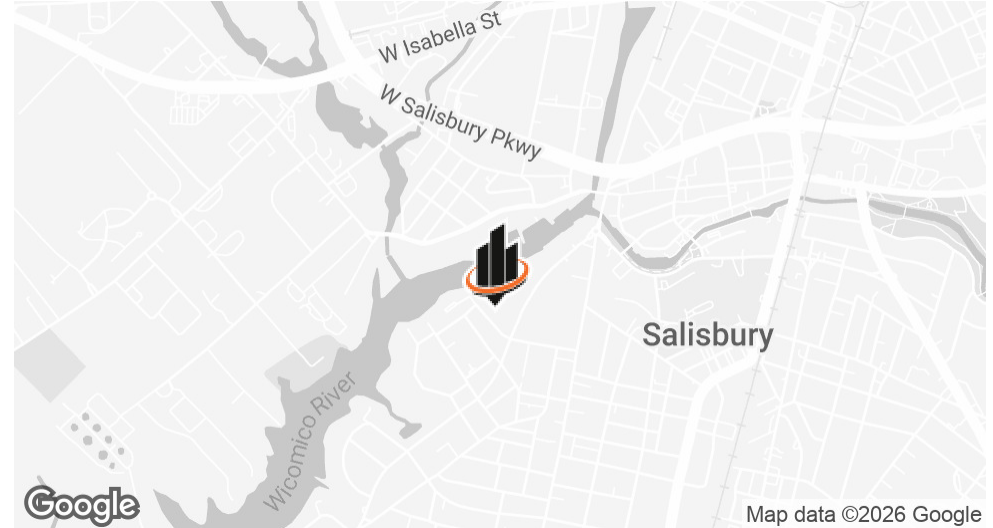
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MD #597618



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$298,900
BUILDING SIZE:	2,018 SF

PROPERTY DESCRIPTION

Unit A201 - 2,018 sq.ft. Turnkey professional office space. New roof, all new LED lighting, new parking lot, several sidewalk replacements, downspout gutter and drainage improvements and a new fire sprinkler system. Offers front waiting and receptionist area, large executive office and private offices, (former exam rooms), conference room, in-suite restrooms, former surgery suite, kitchenette and plentiful storage areas. Large windows for natural light. 2 entrances to allow for added privacy. Alarm and camera system. Condo fees are \$1,538.96 per quarter. They are also currently working on installing an access control system at each main entry.

PROPERTY HIGHLIGHTS

- Riverside Professional Center - Medical or Professional Office for Sale
- Well maintained

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ADDITIONAL PHOTOS



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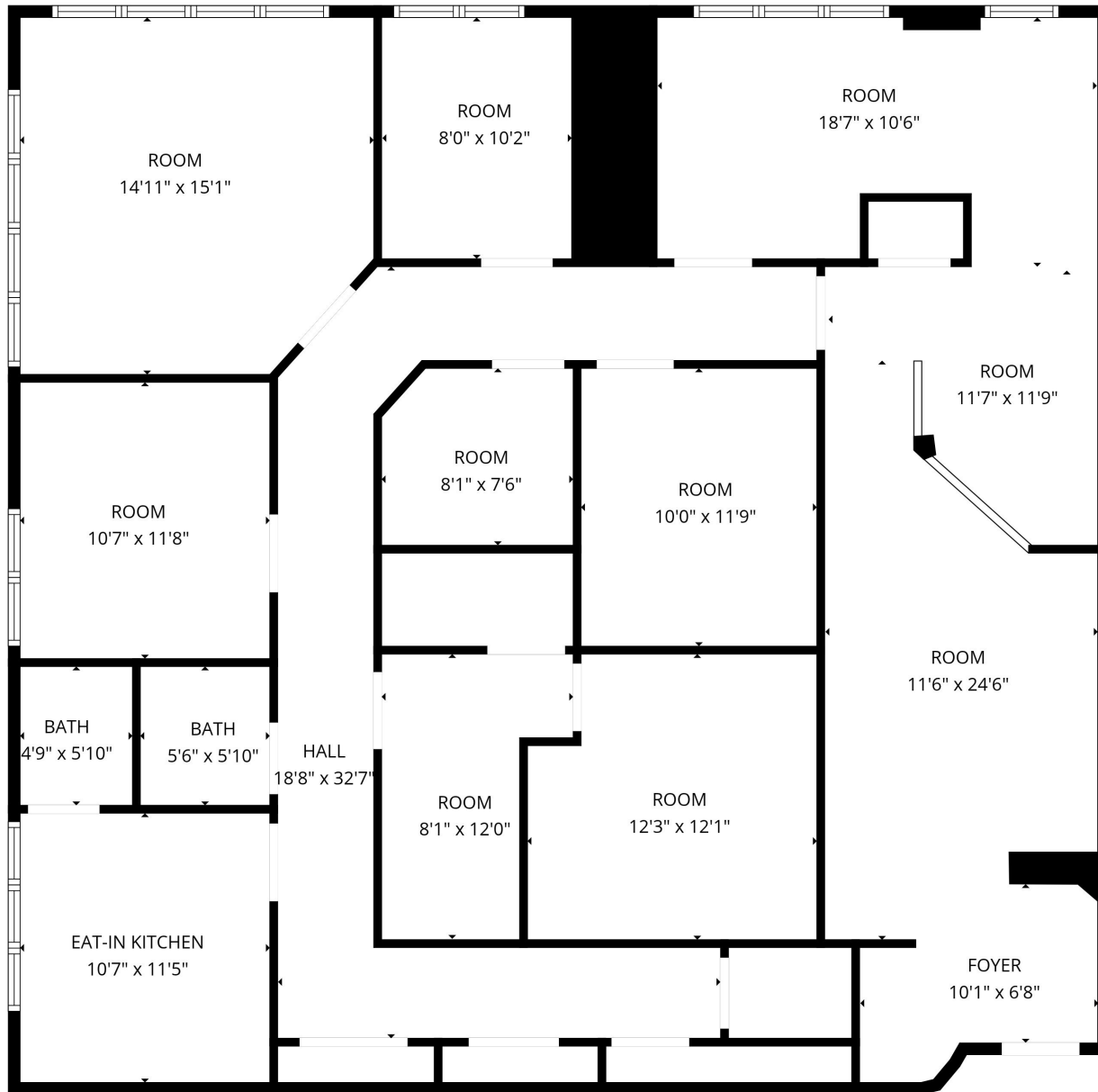


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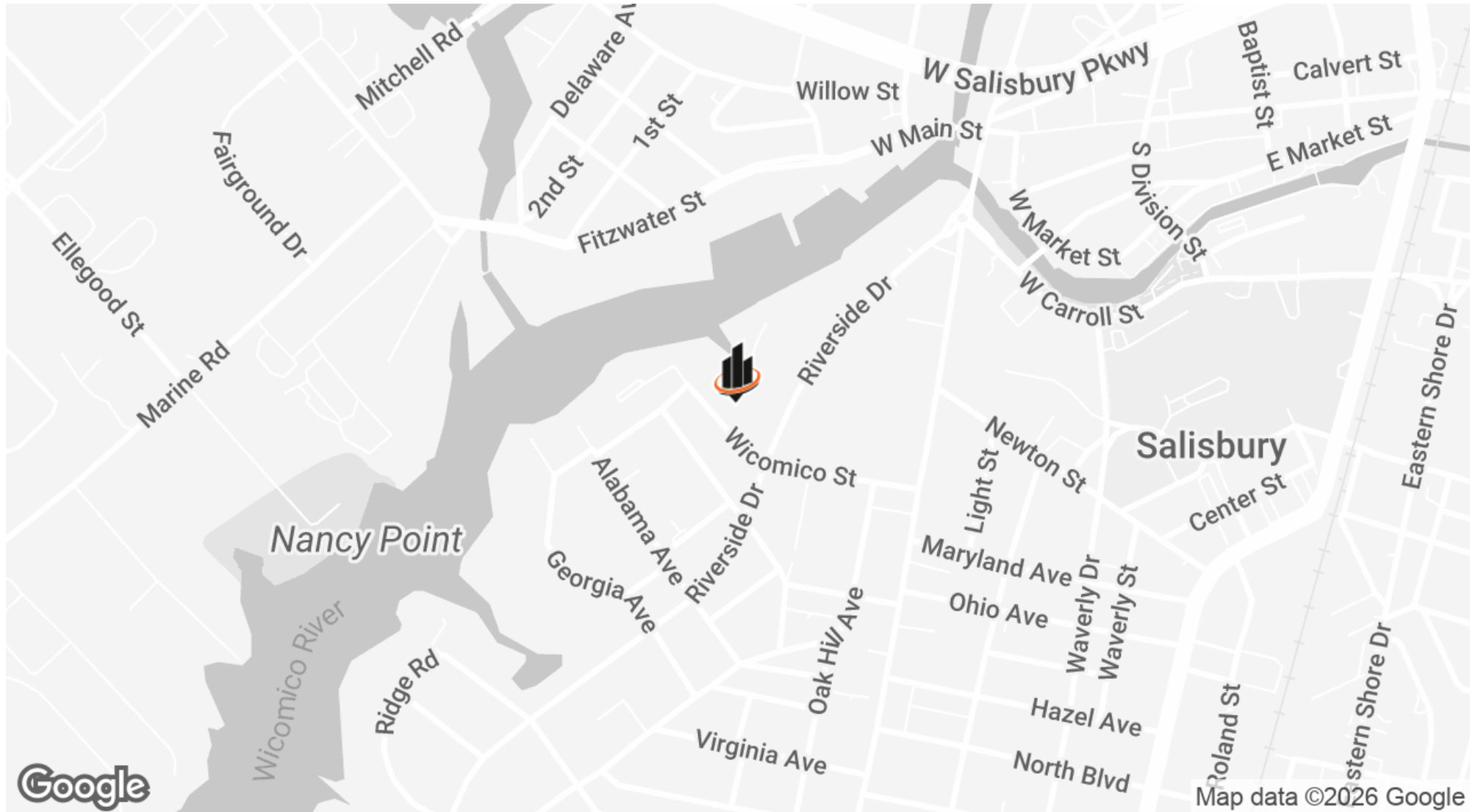
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAP



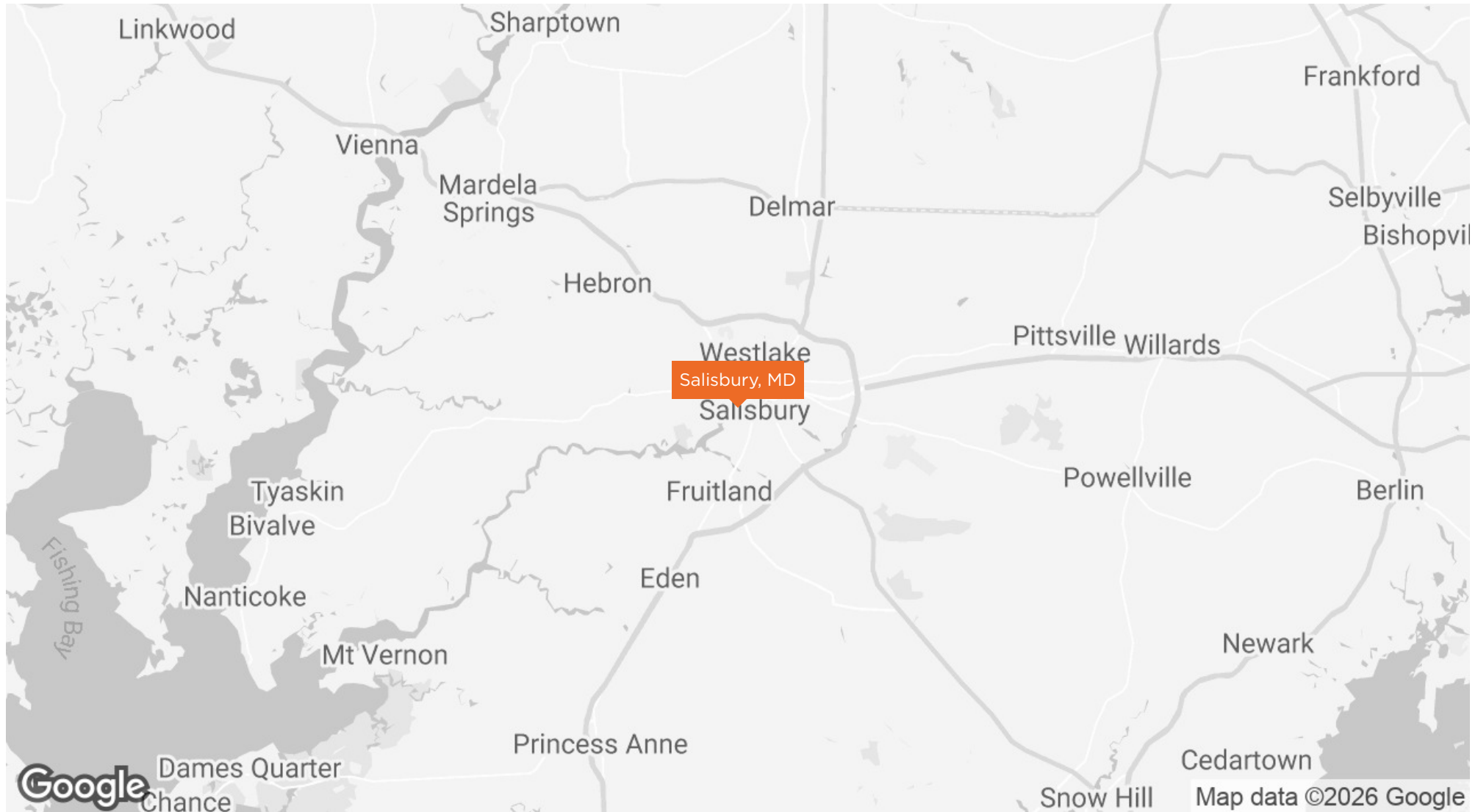
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

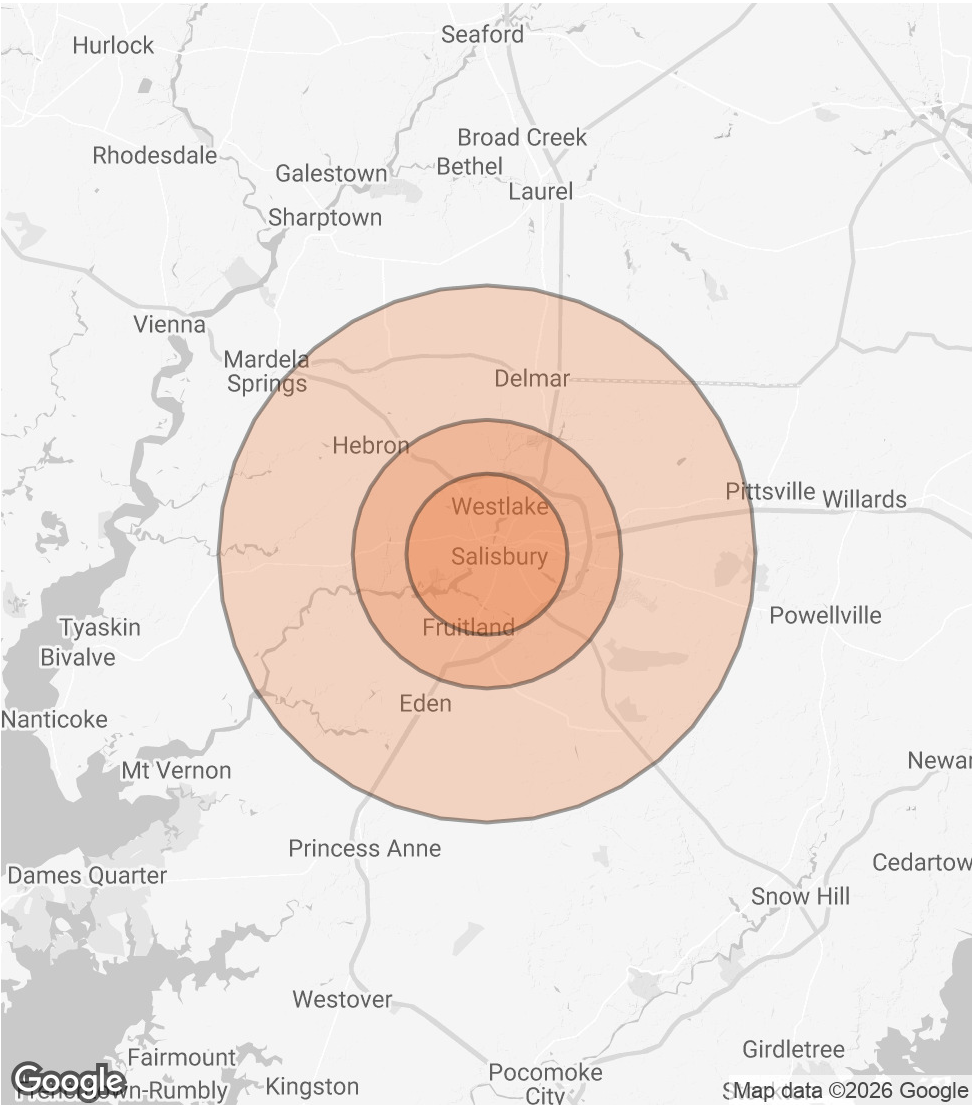
POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	55,071	76,753	103,540
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	20,946	29,557	39,876
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$79,261	\$86,848	\$87,382
AVERAGE HOUSE VALUE	\$312,059	\$314,448	\$308,903

2020 American Community Survey (ACS)



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ADVISOR BIO 1



FLO BROTZMAN

Senior Advisor

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PROFESSIONAL BACKGROUND

Flo Brotzman serves as a Senior Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland’s Eastern Shore and Lower Delaware.

Flo has been part of the Hanna Team for over 25 years. The Hanna Team - Henry Hanna, Flo Brotzman, Wesley Cox and Trent Spicer-Davis, has been consistently in the top 20 for SVN. Flo has more than 25 years of real estate experience focusing completely on commercial and industrial real estate.

Notable career highlights for Flo include working with industrial companies such as Koski Trucking & Enterprises, Trinity Sterile, Kraft Foods, ES Steel, Norfolk Southern Railroad, DP & L, Choptank Electric, Eastern Shore Forest Products, Virginia Spaceport and many others. Flo works closely with the Maryland and Delaware Departments of Commerce and the Maryland and Delaware Departments of Economic Development.

Prior to joining SVN-Miller Commercial, Flo served as the office manager for Long & Foster Real Estate in Salisbury, Maryland. With over 25 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from leasing, selling, research, marketing, and advertising.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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