

# CITY CENTER BUILDING

213 W. Main Street, Unit 211, Salisbury, MD 21801



## PROPERTY DESCRIPTION

Introducing a prime commercial space nestled in the heart of downtown Salisbury! This versatile 231-square-foot office space, located in a multi-tenant building, is perfect for entrepreneurs looking to establish a retail presence or create an inviting storefront to showcase their brand. Designed with ADA compliance in mind, accessibility is prioritized, ensuring inclusivity for all clientele. Compact yet impactful 231 square feet, maximizing every inch for business needs. ADA-compliant design, ensuring accessibility and inclusivity for all visitors. Street-facing entrance, offering high visibility in the bustling downtown area. Situated in a multi-tenant building, it fosters a dynamic environment for growth and networking. Close proximity to a variety of restaurants and retail shops, attracting foot traffic and enhancing convenience for clients and employees alike. This property is strategically located amidst the vibrant streets of downtown Salisbury, placing your business at the center of activity. With an array of eateries, boutiques, and cultural attractions just steps away, you'll be part of a thriving community that draws locals and tourists alike.

## OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Lease Rate:      | \$350/Mo. |
| Number of Units: | 1         |
| Available SF:    | 231       |
| Building Size:   | 31,408 SF |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,847    | 17,716   | 29,284   |
| Total Population  | 10,838   | 47,961   | 78,470   |
| Average HH Income | \$49,284 | \$55,442 | \$62,207 |

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**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

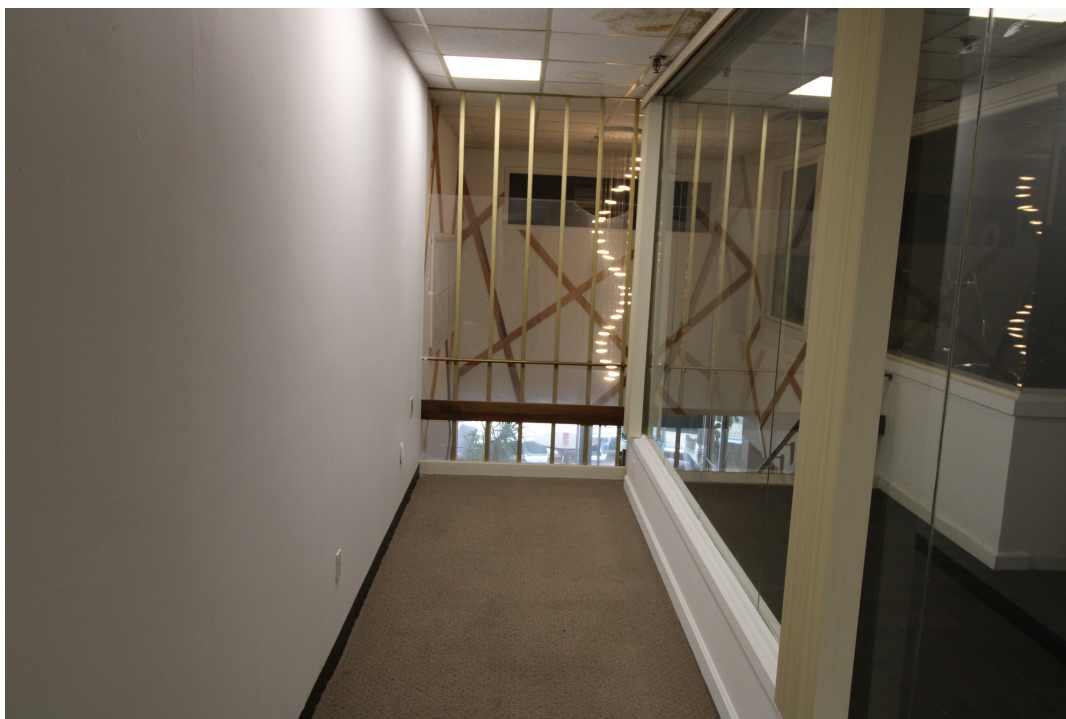
**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

**RETAIL FOR LEASE**

# CITY CENTER BUILDING

213 W. Main Street, Salisbury, MD 21801



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**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretDavis@kw.com

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

Each Office Independently Owned and Operated



**RETAIL FOR LEASE**

# CITY CENTER BUILDING

213 W. Main Street, Salisbury, MD 21801



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**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretDavis@kw.com

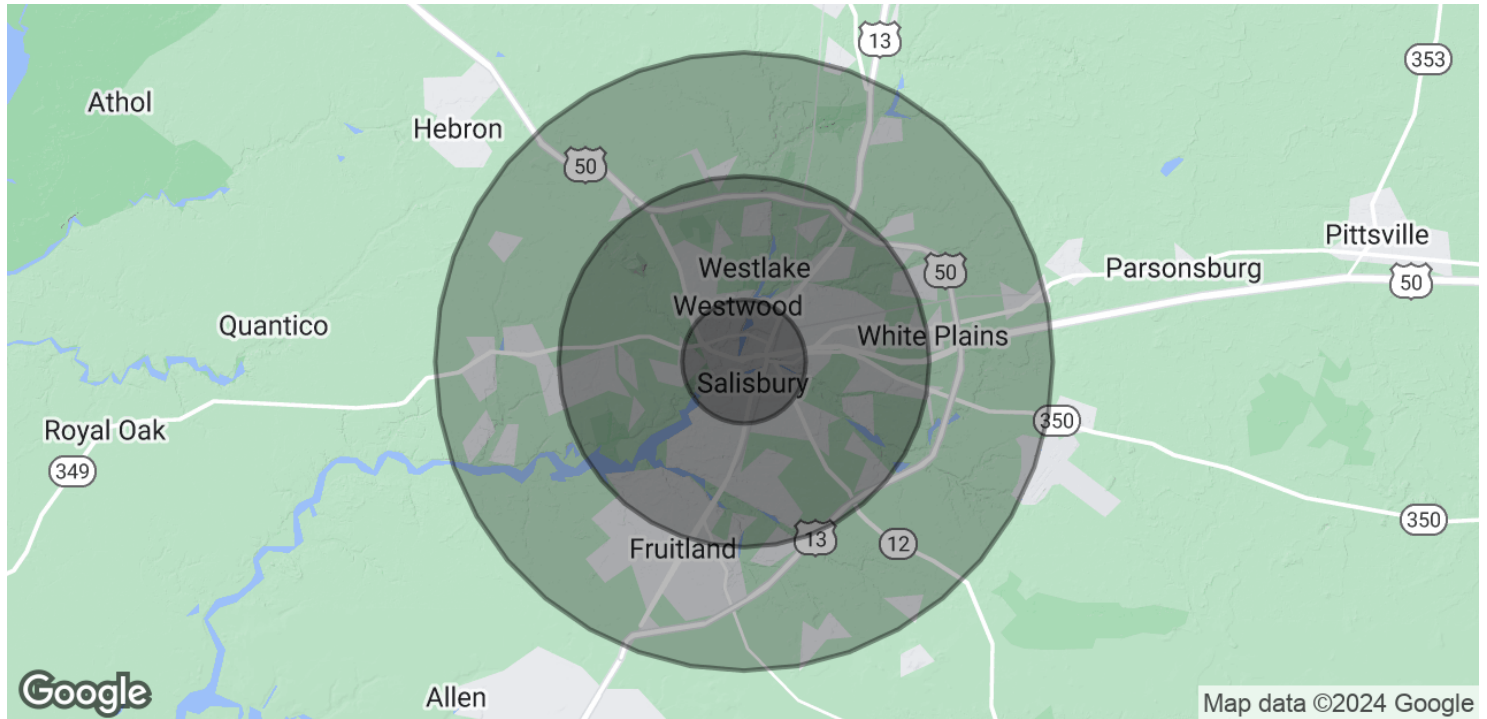
**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

# CITY CENTER BUILDING

213 W. Main Street, Salisbury, MD 21801



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,838 | 47,961  | 78,470  |
| Average Age          | 28.7   | 31.4    | 33.3    |
| Average Age (Male)   | 28.9   | 30.3    | 31.8    |
| Average Age (Female) | 29.2   | 31.9    | 34.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,847     | 17,716    | 29,284    |
| # of Persons per HH | 2.8       | 2.7       | 2.7       |
| Average HH Income   | \$49,284  | \$55,442  | \$62,207  |
| Average House Value | \$173,578 | \$187,406 | \$206,598 |

\* Demographic data derived from 2020 ACS - US Census

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**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

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

Each Office Independently Owned and Operated