

**SALE**

# High-Visibility Property with Development Upside

**1120 SOUTH CENTRAL AVENUE**

Laurel, DE 19956

**PRESENTED BY:**

**MEREDITH M. MEARS**

C: 443.944.4464

meredith.mears@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,499,500
<b>ACRES:</b>	4.4
<b>BUILDING SIZE:</b>	7,006 SF
<b>YEAR BUILT:</b>	1980

## PROPERTY DESCRIPTION

Investment Opportunity in Laurel, DE. This 7,006 SF free-standing commercial building sits on 4.4 acres along Laurel, DE's main corridor, just miles from Rt 13, the major N/S corridor for the Eastern Shore. Offering high visibility, multiple points of ingress and egress, plentiful parking and additional land for development or expansion, the property is positioned for growth. The building on site was a very well performing Rite-Aid Pharmacy that was in operation for many years.

With a wide-open floor plan and a small warehouse and office space in the rear of the building, the property is very versatile. A new roof (less than 5 years old) and brand new HVAC systems (about 1 year old) demonstrate that this property has been well maintained over the years.

C-B zoning provides excellent flexibility for retail, office, medical, or service-oriented businesses, making this an ideal property for investors or owner-occupants.

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**ADDITIONAL PHOTOS**



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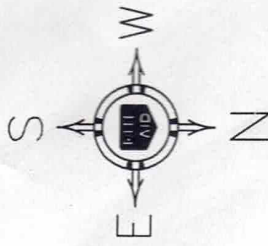
**ADDITIONAL PHOTOS**



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FIRE EVACUATION  
PLAN

- LEGEND**
- ➡ PRIMARY MEANS OF EGRESS
  - ➡ EMERGENCY EXIT
  - ⊕ FIRE EXTINGUISHER LOCATIONS
- MANAGEMENT RESPONSIBILITIES**
- 1) DESIGNATE USE OF FIRE EXTINGUISHERS
  - 2) TOTAL HEAD COUNT OF EMPLOYEES



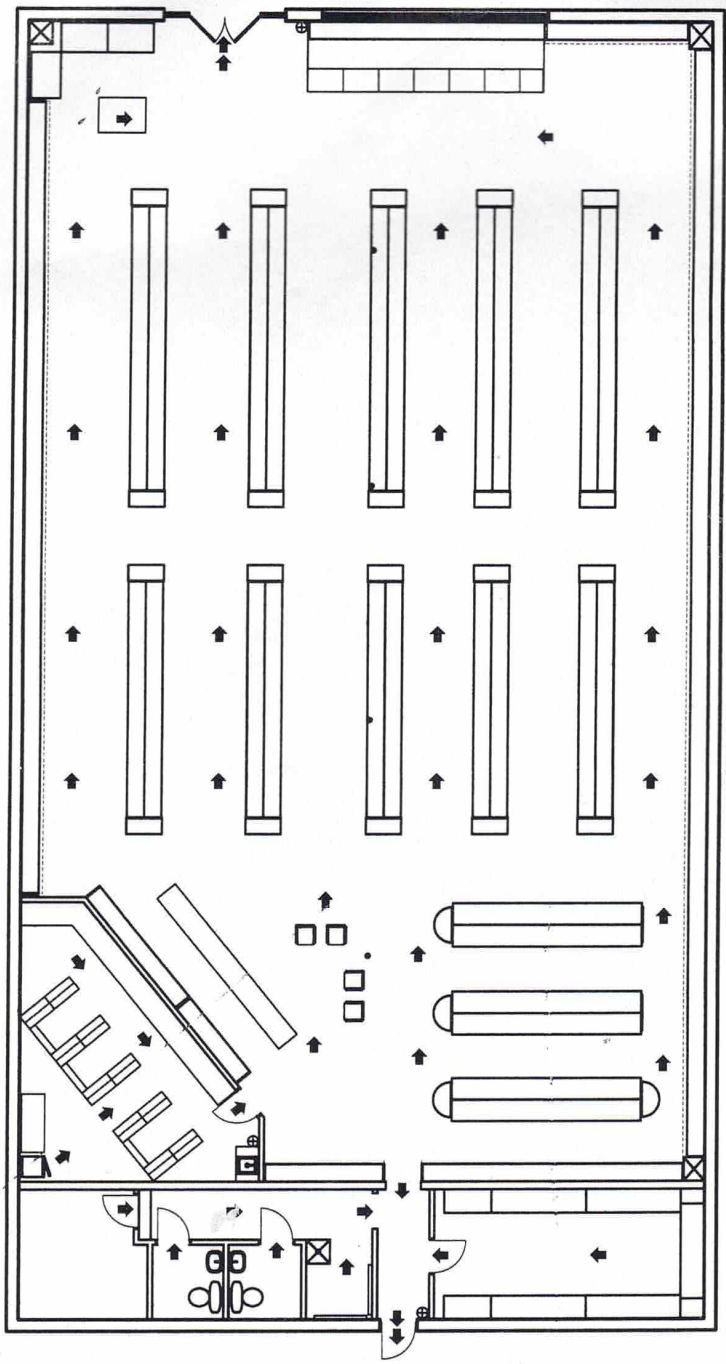


STORE PLANNING  
P.O. BOX 110  
HARRISBURG, PA 17105  
(717) 761-2633

4914  
1120 SOUTH CENTRAL AVE.  
LAUREL, DE. 19956

DRAWN BY: JPD DATE: 5/27/08

HORSEY RD.



S. CENTRAL AVE.

OAK LANE DRIVE

GORDY RD.

## **ZONING ORDINANCE OF THE TOWN OF LAUREL**

The off-street parking and loading regulations are specified in Article 7 of this Ordinance.

### **4.4.5 Signage.**

Signs are permitted as listed in Article 8 of this Ordinance.

### **4.4.6 Site Plan Review.**

Site plan review and approval shall be secured as required in Article 6 of this Ordinance.

## **Section 4.5 -- Commercial and Business Use District (C-B)**

### **4.5.1 Intent.**

The intent of the C-B Commercial and Business Use District is to delineate areas in the Town which are currently used or are appropriate for general commercial or business uses which provide a range of retail and personal services in order to fulfill recurring needs of residents and visitors and which by the nature or scale of the operations permitted and careful site planning are compatible with adjoining commercial and residential areas.

### **4.5.2 Permitted Uses**

Within the C-B Commercial and Business Use District, permitted principal, accessory and special uses shall be as specified in the following sections.

#### **4.5.2.a. Permitted Principal Uses.**

1. Adult care facilities.
2. Amusement centers.
3. Banks and financial institutions.
4. Bed and breakfasts.
5. Car washes.
6. Churches or places of worship.
7. Colleges and institutions of higher education.
8. Day care centers.
9. Detached single-family dwelling.
10. Drive-in uses.
11. Eating establishments, including but not limited to:
  - a. Coffee shop
  - b. Delicatessens
  - c. Luncheonettes
  - d. Restaurants, standard and fast food
12. Fabrication, extraction, assembly and other handling of material, including offices and showrooms.
13. Food stores, including but not limited to:
  - a. Bakeries
  - b. Confectionery shop
  - c. Convenience/Mini-markets
  - d. Dairy product outlet
  - e. Ice cream blending
  - f. Grocery store
  - g. Liquor store

## ZONING ORDINANCE OF THE TOWN OF LAUREL

- h. Meat, fish or poultry store
- i. Food take-out or delivery services
- j. Supermarket
- 14. Funeral homes.
- 15. General merchandise stores, including but not limited to:
  - a. Automotive parts store
  - b. Clothing store
  - c. Department store
  - d. Drugstore
  - e. Dry goods
  - f. Hardware store
  - g. Home furnishing store
  - h. Household appliance store
  - i. Marine supplies
  - j. Pet store
  - k. Paint store
  - l. Shoe store
  - m. Sporting goods
  - n. Variety store
- 16. General business office uses.
- 17. Government buildings and uses.
- 18. Greenhouses.
- 19. Vehicle sales areas.
- 20. Hospitals.
- 21. Hotels and motels.
- 22. Inns.
- 23. Libraries.
- 24. Medical clinics.
- 25. Museums.
- 26. Newspaper and publishing facilities.
- 27. Non-profit membership clubs.
- 28. Nursery schools.
- 29. Nursing and convalescent homes.
- 30. Personal service shops, including but not limited to:
  - a. Barbers
  - b. Beauticians
  - c. Dressmakers
  - d. Dry cleaning businesses, pick-up and drop-off only
  - e. Laundry, self-service
  - f. Laundry service
  - g. Shoe repair
  - h. Tailors
- 31. Photographic studios.
- 32. Professional offices.
- 33. Public parks and recreational uses.
- 34. Public utilities.
- 35. Research laboratories.
- 36. Recreation areas, private.
- 37. Repair or craftsman services, including but not limited to:
  - a. Cabinet makers
  - b. Furniture repair

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- c. Household appliance repair
- d. Lawn mower repair
- e. Non-vehicle repair shops
- f. Sign fabrication
38. Retail shops, including but not limited to:
  - a. Antique and craft shops
  - b. Art galleries
  - c. Cosmetic store
  - d. Florist shop
  - e. Gift shop
  - f. Hobby store
  - g. Jewelry store
  - h. Music store
  - i. Newspaper store
  - j. Photography store
  - k. Tobacco store
39. Theaters.
40. Veterinary hospitals.
41. Warehousing and wholesale and retail distribution centers including offices and showrooms.
42. Public utilities or essential uses.
43. Garage service and repair uses
44. Gasoline filling stations.
45. Gasoline/Convenience/Mini-markets.

### 4.5.2.b Permitted Accessory Uses, Buildings and Structures.

1. Accessory uses and structures customarily incident to any of the uses mentioned for this use district, and on the same lot.
2. Antennas, minor.
3. Private parking lot.
4. Swimming pools.

### 4.5.2.c Special Permitted Uses.

The following uses may be permitted in the C-B General Commercial Use District consistent with the provisions of this Ordinance and provided that a Special Use Permit is approved by the Planning and Zoning Commission:

1. Bars and nightclubs.
2. Cemeteries.
3. Contractor yard.
4. Dwelling units above first floor businesses.
5. Golf courses.
6. Home occupation.
7. Parking lots, public.
8. Parking structure.
9. Public and private schools.
10. Retail businesses and commercial uses other than those listed above.
11. Self-Service Storage Facilities.

## **ZONING ORDINANCE OF THE TOWN OF LAUREL**

12. Trucking terminal.

### 4.5.3 Dimensional Requirements.

The dimensional requirements for this district are specified in Section 5.1, entitled Town of Laurel Zoning Ordinance Density Control Table, which is part of this Ordinance.

### 4.5.4 Off-Street Parking Requirements and Loading Requirements.

The off-street parking and loading regulations are specified in Article 7 of this Ordinance.

### 4.5.5 Signage.

Signs are permitted as listed in Article 8 of this Ordinance.

### 4.5.6 Site Plan Review.

Site plan review and approval shall be secured as required in Article 6 of this Ordinance.

## **Section 4.6 -- Marine Resources Use District (M-R).**

### 4.6.1 Intent.

The intent of the Marine Resources use district established in this Section is to recognize the unique role which Broad Creek and its waterfront areas have played in the formation, growth and life of The Town of Laurel. The objectives of this District are:

1. To provide for a compatible mixture of waterfront-related uses, including recreational, park, open space and boating uses;
2. To encourage appropriate land development, including the utilization of land and buildings and the adaptive reuse of existing structures, which is in harmony with the conservation of the district's general recreational and open space character and the historic environmental areas adjacent to the creek;
3. To recognize the sensitivity of the unique waterfront environment in this area and reinforce appropriate safeguards to protect the area from periodic flooding, soil erosion, sedimentation and slope failure due to unregulated construction, removal of vegetation, dredging, filling, damming or channelization;
4. To further protect scenic views of the creek;
5. To encourage public access to the creek.

### 4.6.2 Permitted Uses.

Within the M-R Use District, permitted principal, accessory and special uses shall be as specified in the following sections.

#### 4.6.2.a. Permitted Principal Uses.

1. Antique and craft shops.
2. Art galleries.
3. Boat docks, slips, or piers
4. Churches or places of worship.

## ADVISOR BIO 1



### MEREDITH M. MEARS

Senior Advisor/ Council Co-Chair of Self Storage Properties

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### PROFESSIONAL BACKGROUND

Meredith Mears serves as the Co-Chair of SVN International's Self-Storage Properties and as Senior Advisor for SVN Miller Commercial Real Estate. Focusing on the sale and leasing of industrial and office assets and specializing in the purchase and sale of self-storage facilities, Mears has worked with a client base that includes equity fund operators, Real Estate Investment Trusts (REITs), and private owners and investors across the globe.

Successfully closing highly structured, multi-million dollar acquisitions and dispositions, Mears has a strong track record of brokering complex sales and leasing deals. Her participation in single property transactions ranging from less than \$100,000 to \$24 million has given Mears a robust background that has proven to be a unique and beneficial asset for her clients. Past clients include private property and land owners, local and state governments, and national and international companies, including Frito-Lay, Ziggy's Coffee, Hardwire, Orsted/Dong Energy and private equity self-storage funds and REITs.

Mears is a member of the National Self Storage Association and the Maryland Chapter of the Self-Storage Association. She has served in a variety of roles such as Regent for the University System of Maryland, Board Member of Leadership Maryland, Board Member of the Maryland Economic Development Association, Board Member of the Lower Shore Land Trust, Board Member of Maryland Capital Enterprises, and more. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her vast contributions in business, community and mentoring.

Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her family.

### EDUCATION

Salisbury University  
B.S. in Business Administration  
Concentration: Marketing

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