

SALE / LEASE

Medical / Professional Office & Surgery Center

9315 OCEAN HWY
Delmar, MD 21875

PRESENTED BY:

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MD #597618



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,987,500
LEASE RATE:	\$8.00 - 18.00 SF/yr (NNN)
BUILDING SIZE:	13,000 SF
AVAILABLE SF:	2,300 - 13,000 SF
LOT SIZE:	3.96 Acres
PRICE / SF:	\$152.88
YEAR BUILT:	2005
MARKET:	Delmarva
SUBMARKET:	Salisbury, Delmar, Seaford

PROPERTY OVERVIEW

Offered at a great price per square foot relative to "today's costs", this offering is comprised of a Surgery Center & Medical Office building with surgical infrastructure previously used as an outpatient endoscopy center (4 surgery rooms & ample recovery area). The property includes a ready-to-go 2.5 +/- additional acres next door with the entrance, pylon sign, and common stormwater management in place. The building has a total square footage of 13,000 comprised of a 7,500 SF surgery center, a 3,500 SF medical office, and a 2,300 SF 2nd floor space, all with their own entrance including a covered dropoff/pickup area. The space(s) could also be converted into traditional professional office space. The building appears to be in excellent condition.

The property is being offered as follows:

- \$2,480,000 for the building and the additional 3.0 +/- acres of ready-to-go land
- \$1,987,500 for just the building
- \$500,000 for the 3.0 +/- acres of additional ready to build-upon land

The property is strategically located between Salisbury, MD and Delmar, MD/DE to serve both Wicomico County and Sussex County. It is conveniently located on Rt. 13 with entrances, accel/deccel lanes, pylon signage, and common stormwater management in place.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Medical / Professional Office & Surgery Center
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
BUILDING SIZE	13,000 SF
LOT SIZE	3.96 Acres
BUILDING CLASS	A
YEAR BUILT	2005

Surgery Center & Medical Office building with surgical infrastructure previously used as an outpatient endoscopy center (4 surgery rooms & ample recovery area). The property includes a ready-to-go 2.5 +/- additional acres next door with the entrance, pylon sign, and common stormwater management in place. The building has a total square footage of 13,000 comprised of a 7,500 SF surgery center, a 3,500 SF medical office, and a 2,300 SF 2nd floor space, all with their own entrance including a covered dropoff/pickup area. The space(s) could also be converted into traditional professional office space. The building appears to be in excellent condition.

The property is being offered as follows:

- \$2,480,000 for the building and the additional land
- \$1,987,500 for just the building
- \$500,000 for the 2.5 +/- acres of additional ready to built-upon land
- Also available for lease

The property is strategically located between Salisbury, MD and Delmar, MD/DE to serve both Wicomico County and Sussex County. It is conveniently located on Rt. 13 with entrances, accel/deccel lanes, pylon signage, and common stormwater management in place.



- Medical office & surgery center with separate entrances and separated utilities
- Great condition with good layout
- The location serves multiple jurisdictions
- Additional land to grow, for investment, or to spin off
- The market is in great need of gastroenterologists

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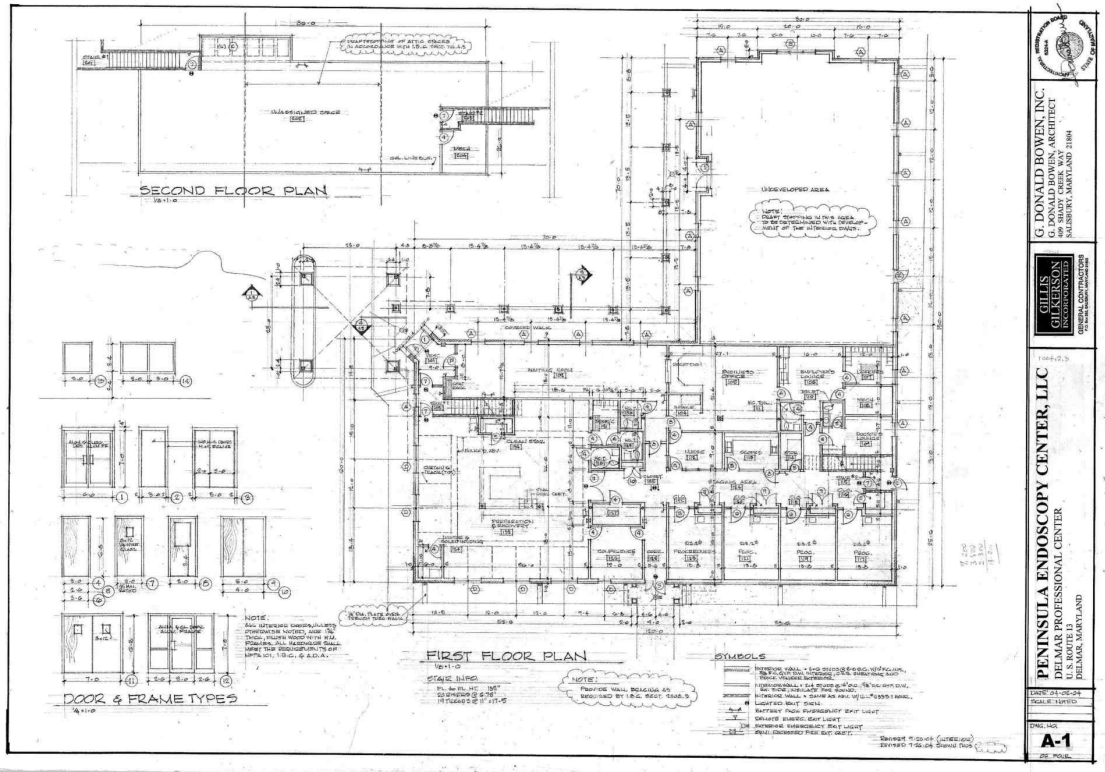
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,300 - 13,000 SF	LEASE RATE:	\$8.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

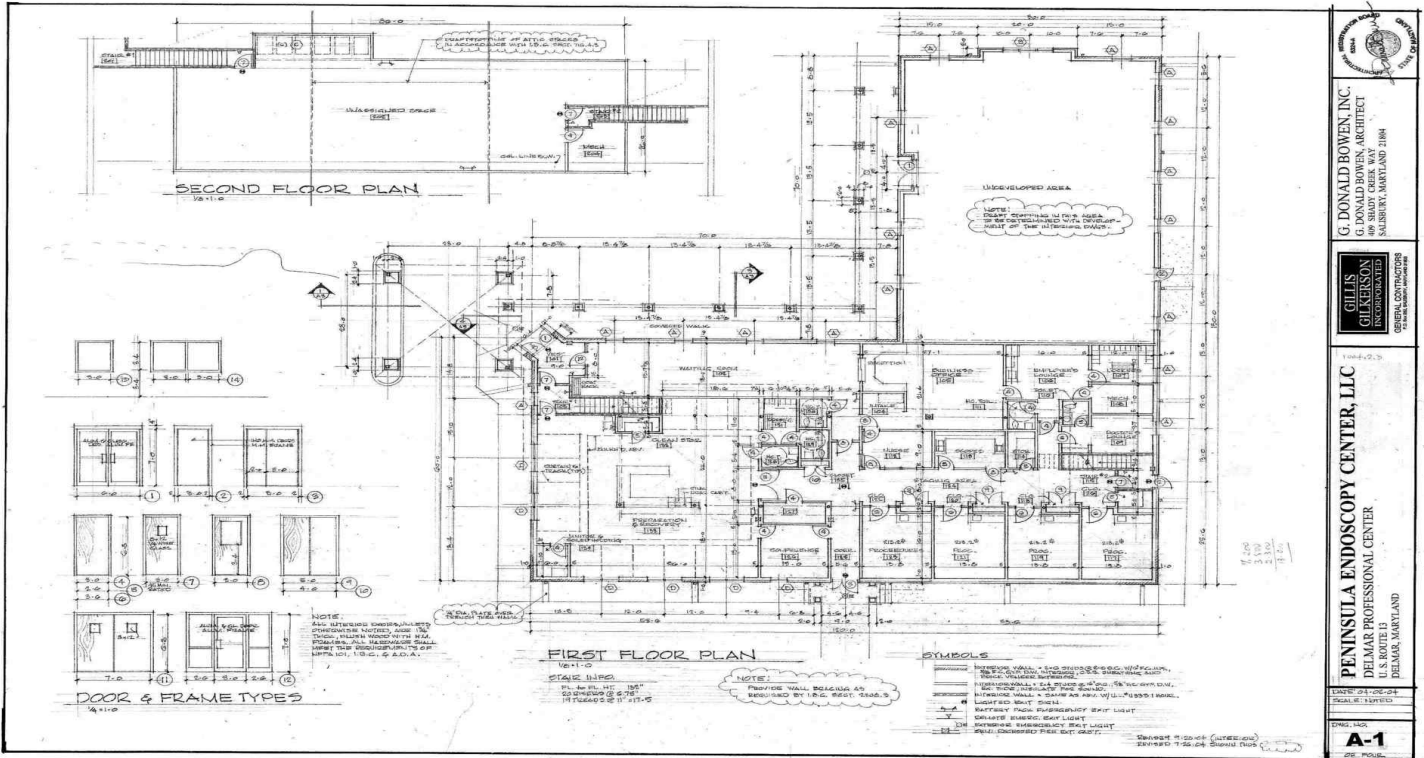
9315 Ocean Hwy	Available	13,000 SF	NNN	\$16.50 SF/yr	Surgical Center suite & a medical office suite (the full building). 13,000 SF total - 7,500 SF surgery center, a 3,500 SF medical office, and a 2,300 SF 2nd floor space. All have separate entrances including a covered dropoff/pickup area.
Medical Office	Available	3,500 SF	NNN	\$16.50 SF/yr	Standard medical office with exam rooms, large waiting room, private office, etc. Could be easily covered to general professional office space.

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LEASE SPACES



G. DONALD BOWEN, INC.
G. DONALD BOWEN, ARCHITECT
409 SHADY CREEK WAY
SALISBURY, MARYLAND 21884

GILLIS
GILKESON
ARCHITECTS
GENERAL CONTRACTOR

10-11-10

PENINSULA ENDOSCOPY CENTER, LLC
DELMAR PROFESSIONAL CENTER
U.S. ROUTE 13
DELMAR, MARYLAND

DATE: 10-11-10
SCALE: 1/8" = 1'-0"

DATE: 10-11-10
SCALE: 1/8" = 1'-0"

A-1
1" = 1'-0"

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Surgery Center	Available	7,200 SF	NNN	\$18.00 SF/yr	Outpatient surgery center with a covered drop-off / pick-up area, a large lobby, kitchen, break-room, etc. Also has an option 2nd floor space with bathrooms that is good for file storage or private office space.
2nd Floor Office	Available	2,300 SF	NNN	\$8.00 SF/yr	2nd floor office space that could be leased separately with its own entrance located inside the main entrance vestibule of the surgery center. Space is only available separately after the surgery center is spoken for.

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PROPERTY DETAILS

SALE PRICE	\$1,987,500
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LEASE RATE	\$8.00 - 18.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Medical / Professional Office & Surgery Center
STREET ADDRESS	9315 Ocean Hwy
CITY, STATE, ZIP	Delmar, MD 21875
COUNTY	Wicomico
MARKET	Delmarva
SUB-MARKET	Salisbury, Delmar, Seaford

BUILDING INFORMATION

BUILDING SIZE	13,000 SF
BUILDING CLASS	A
TENANCY	Multiple
YEAR BUILT	2005

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
LOT SIZE	3.96 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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Available Land Comp Summary

Location	Size	Asking Price	Price Per acre	Notes
Rt.1 13 & Foskey Ln	1.75	\$ 450,000.00	\$ 257,142.86	No infrastructure or entrance in place
Rt. 13 & Walnut St	0.72	\$ 702,000.00	\$ 975,000.00	on the market for over 2-years. Nothing in place
Gerald Crt (Rt. 13 frontage)	1.58	\$ 499,000.00	\$ 315,822.78	Been for sale for 10-years
Deer Pointe	10,000 SF	\$ 395,000.00	\$ 263,333.33	Fully ready to go office building pad-site
Beaglin Park Dr	1.14	\$ 329,000.00	\$ 288,596.49	Entrance in place. Full site design and SWM needed
Woodbrooke	1.19	\$ 350,000.00	\$ 294,117.65	Entrance in place, utilities in place, shared SWM in place
Summer Dr (next to Royal Farms)	1.5	\$ 442,500.00	\$ 295,000.00	No highway entrance, ful plan needed, no signage in place
Mt Hermon Rd	1.56	\$ 549,000.00	\$ 351,923.08	Entrance in place, some shared SWM in place
		Average	\$ 295,133.74	Available property (not including subject)
Subject Property	3	\$ 500,000.00	\$ 166,666.67	Entrance in place, pylon in place, utilities in place, shared SWM in place

ADDITIONAL PHOTOS



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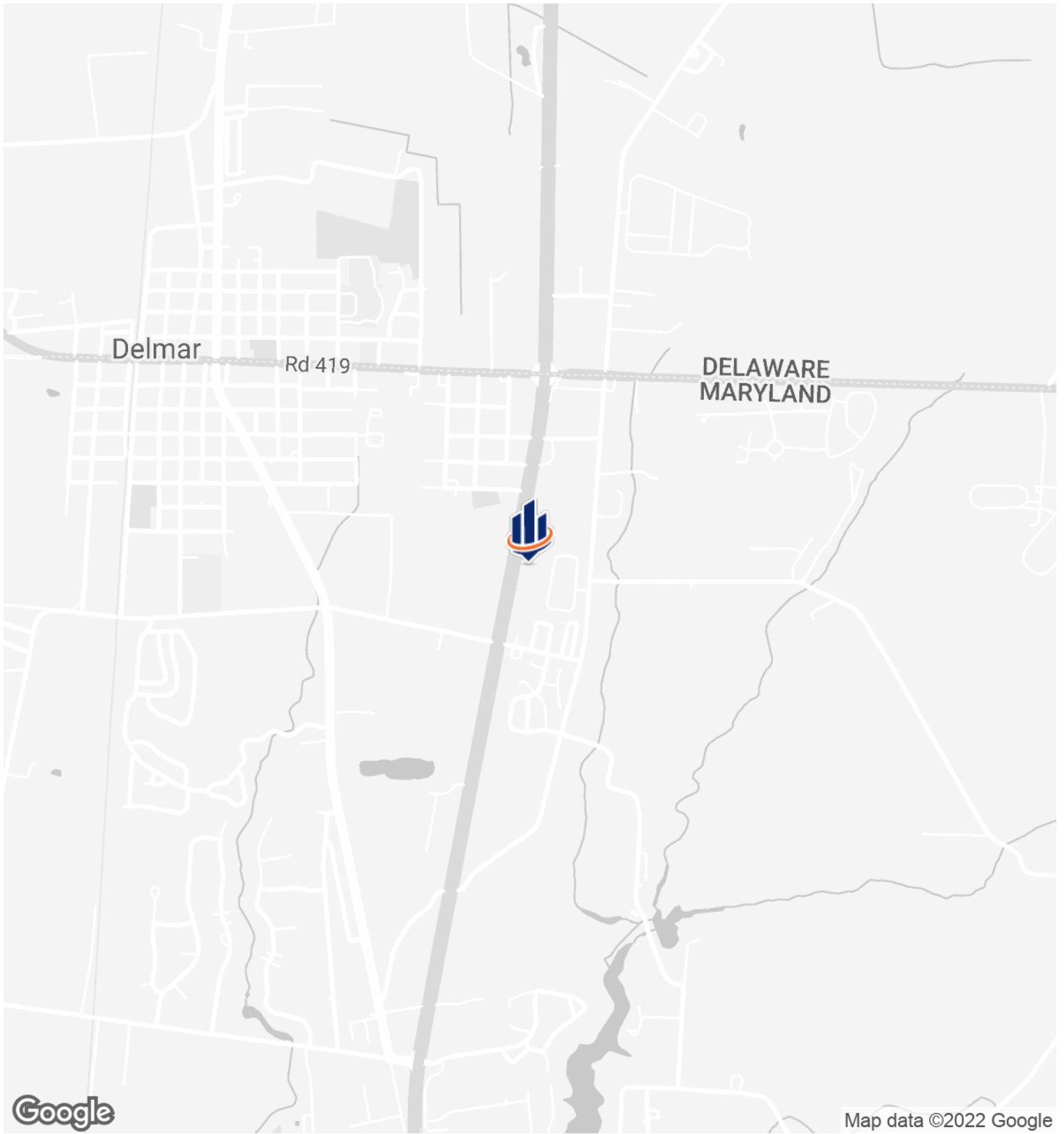
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LOCATION MAP



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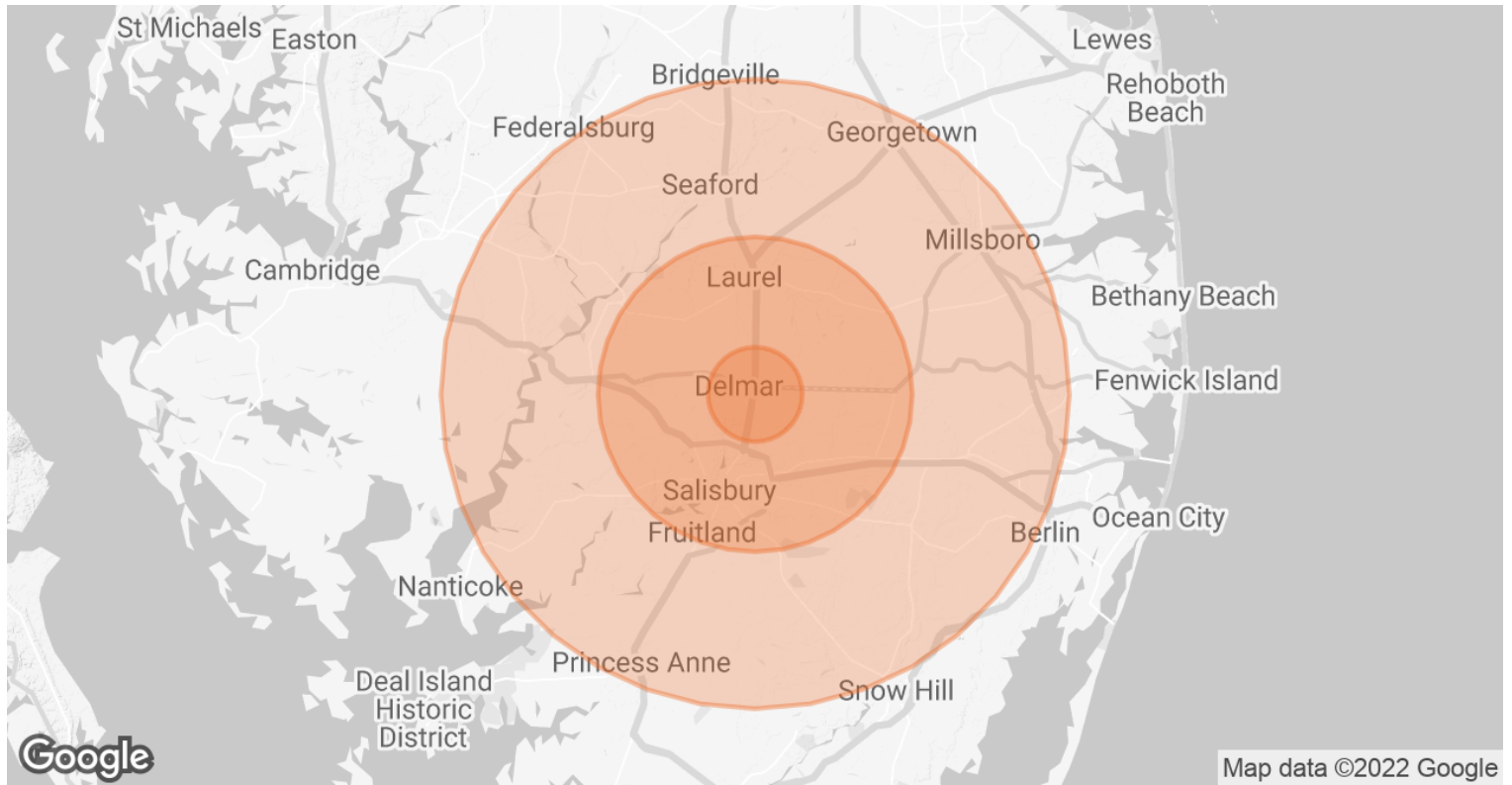
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	10 MILES	20 MILES
TOTAL POPULATION	5,828	110,343	215,486
AVERAGE AGE	38.0	34.8	36.8
AVERAGE AGE (MALE)	36.1	33.4	35.3
AVERAGE AGE (FEMALE)	39.3	35.7	37.8
HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	2,186	41,522	79,766
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$65,290	\$61,398	\$62,427
AVERAGE HOUSE VALUE	\$208,986	\$207,371	\$235,360

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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