

OFFICE BUILDING
FOR LEASE

20 CRAIGTOWN RD, PORT DEPOSIT, MD, SUITE 104



OFFERING SUMMARY

| | |
|---------------|-----------------------------|
| Lease Rate: | \$18.00 SF/yr (+ utilities) |
| Available SF: | 1,600 SF |
| Year Built: | 1994 |
| Renovated: | 2021 |
| Zoning: | Commercial |

PROPERTY OVERVIEW

SB Real Estate is offering this 1,600 SF professional office suite in Port Deposit, MD. Located in a modern, clean and sharp building on Craigtown Rd, this site is also adjacent to the Perryville Exit on Interstate 95 offering excellent road frontage and visibility. The suite is move-in ready and has great potential for a business office needing close proximity to downtown Perryville, Port Deposit, Hollywood Casino and the Great Wolf Lodge. This site is also contiguous to the Chesapeake Overlook restaurant pad sites available for ground rent.

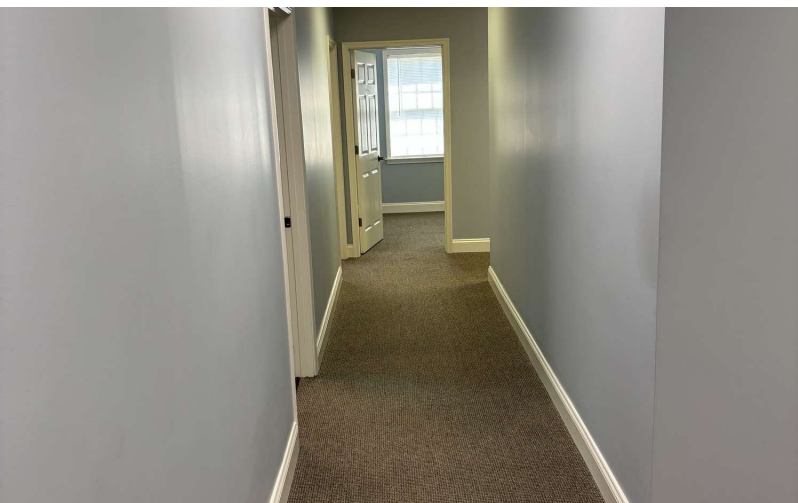
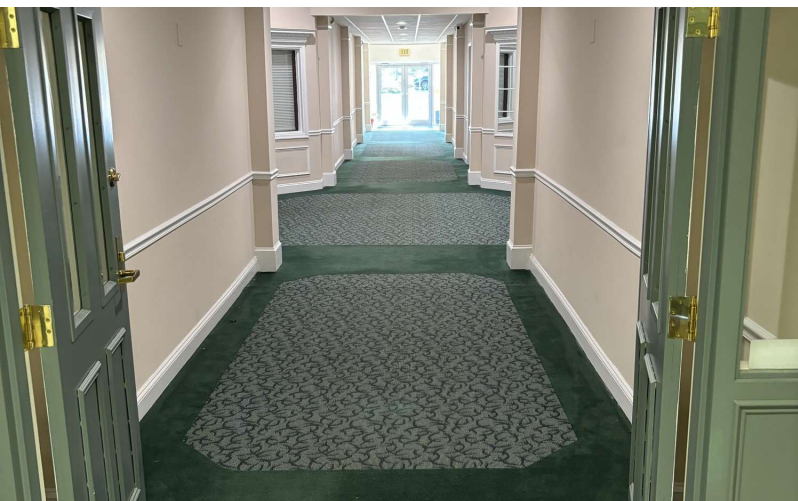
PROPERTY HIGHLIGHTS

- Modern, clean, nice office space refreshed in May 2021
- Main and private suite entrances
- Reception desk
- 4 Offices w/ kitchenette
- 2 Restrooms
- Data closet
- Private well and septic
- Exterior signage available

JEFF SELLERS
302.275.5566
sellers@sbrealtyco.com

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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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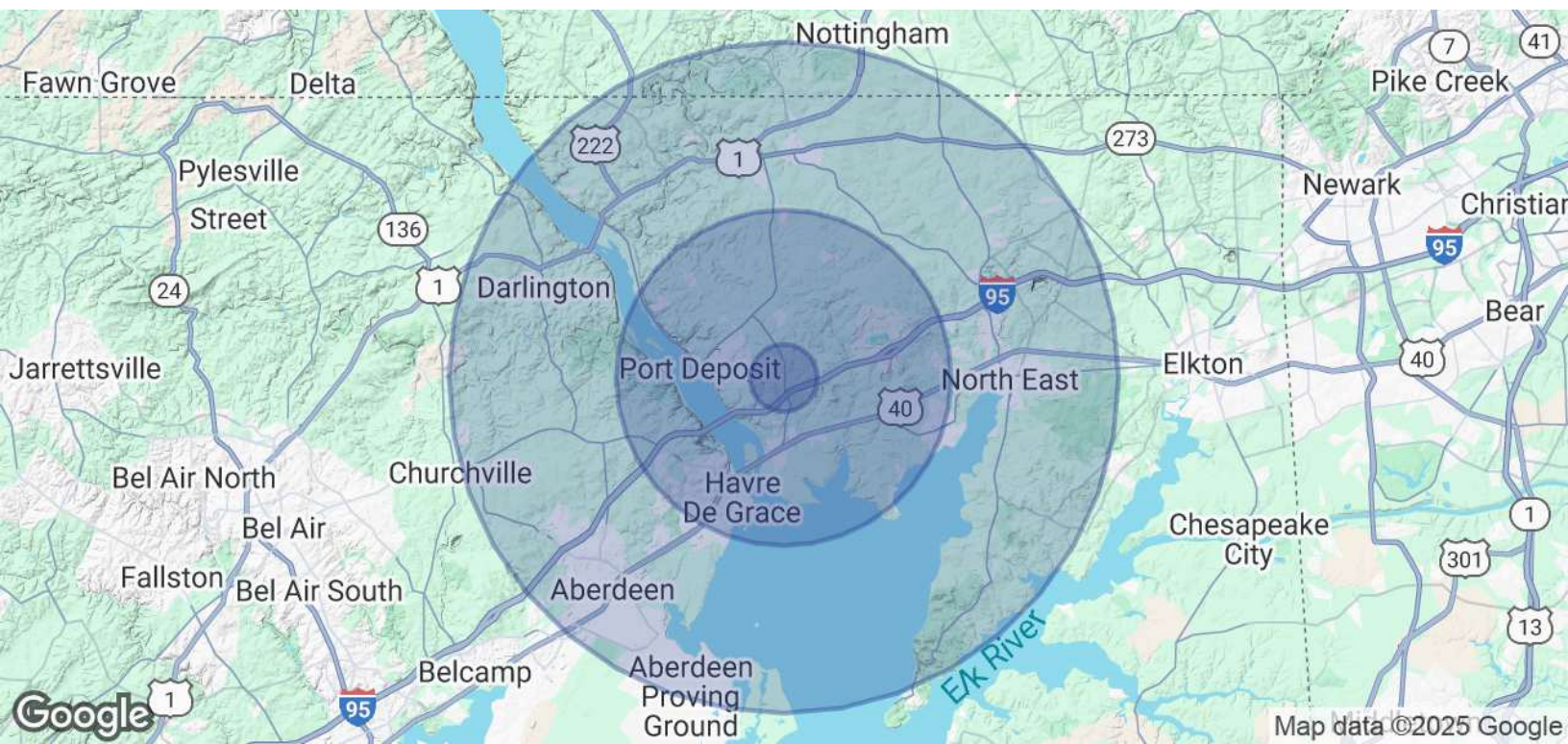
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,036 | 31,448 | 87,614 |
| Average Age | 40.5 | 40.0 | 39.6 |
| Average Age (Male) | 40.6 | 39.2 | 38.0 |
| Average Age (Female) | 40.3 | 40.6 | 40.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 395 | 12,004 | 32,680 |
| # of Persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$75,336 | \$75,202 | \$75,225 |
| Average House Value | \$267,678 | \$280,022 | \$286,773 |

* Demographic data derived from 2020 ACS - US Census

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