



LEASE

515 S Camden Avenue

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Fruitland, MD 21826

PRESENTED BY:

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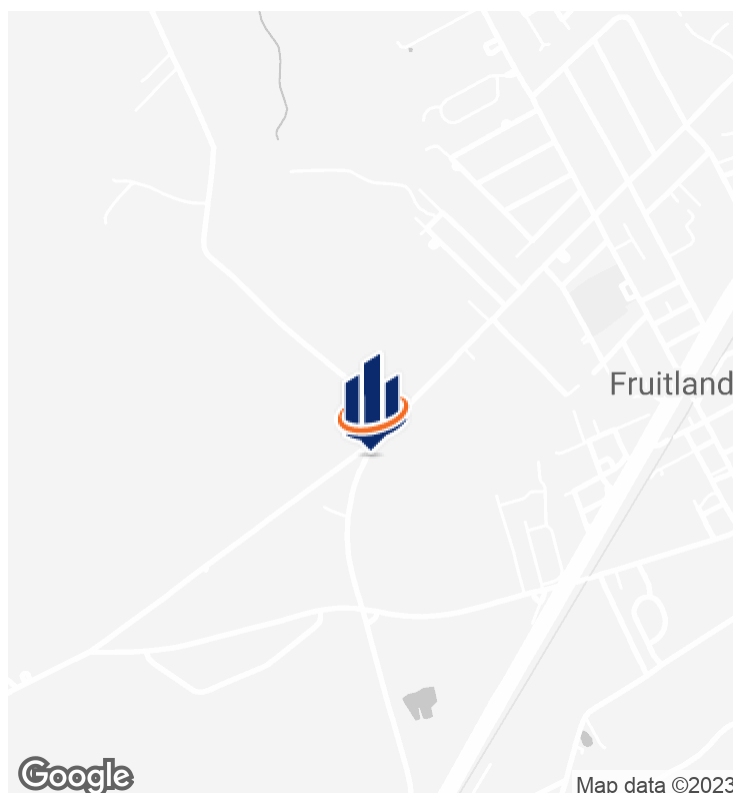
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/yr (NNN)
BUILDING SIZE:	15,000 SF
YEAR BUILT:	2012

PROPERTY OVERVIEW

15,000 SF versatile warehouse leasing opportunity in Fruitland in. This warehouse has a remarkable 40' ceiling height ideal for accommodating a wide range of needs. There are six 14' x 20' drive-in doors and ample yard space. The warehouse is fully sprinklered. The property is fully fenced with secure gated entrance. The tenant can have access to the scale, if needed. The warehouse also has several covered spaces for storage or parking.

PROPERTY HIGHLIGHTS

- 15,000 SF
- 40 ceilings
- 6 - 14 x 20 drive-in doors
- Fully sprinklered

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ADDITIONAL PHOTOS



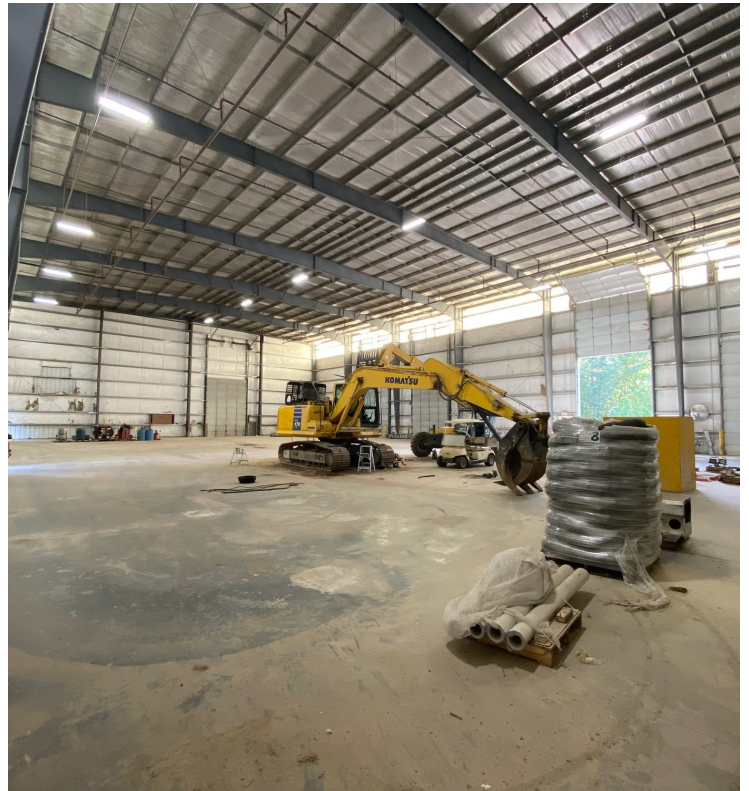
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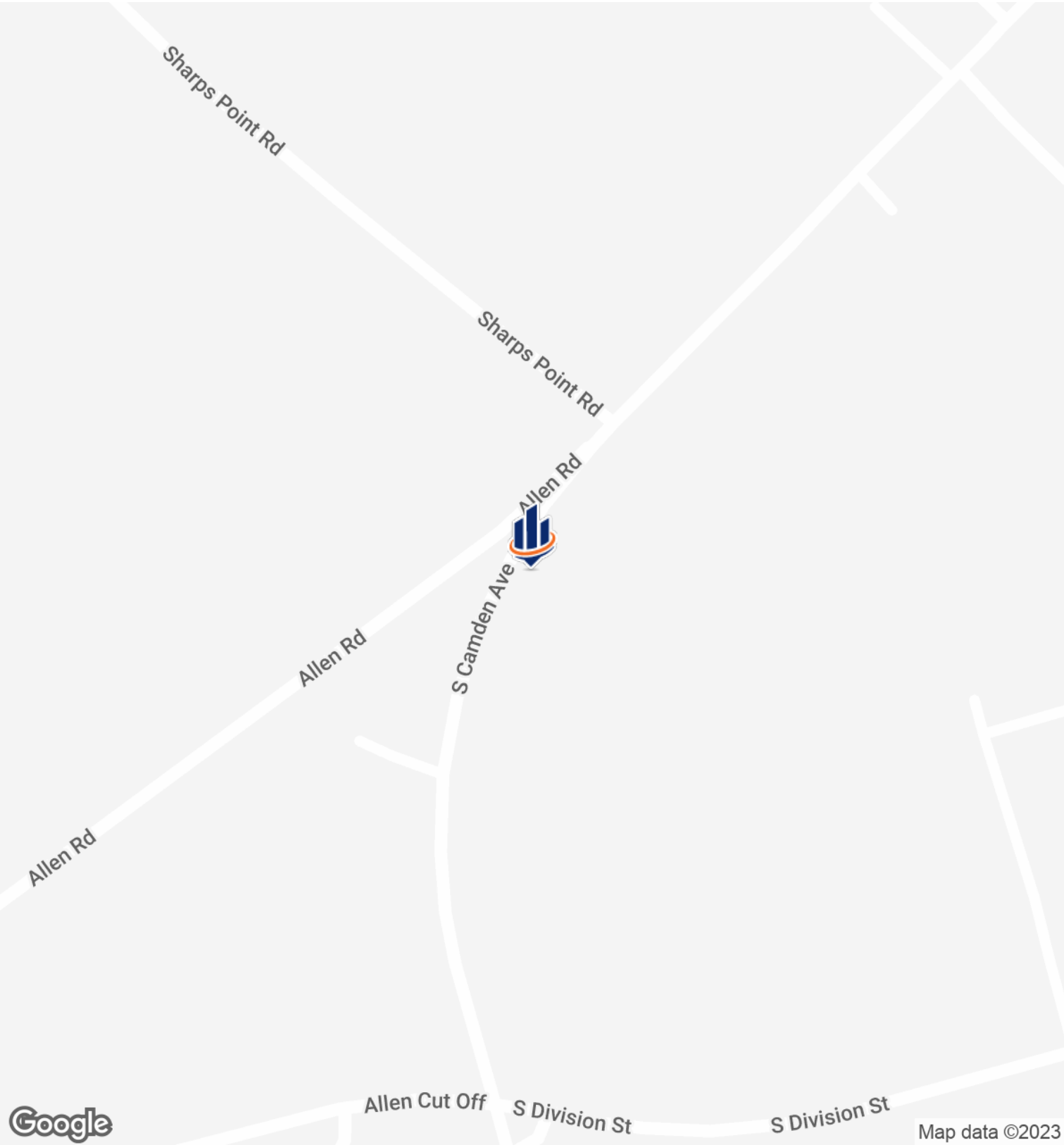
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LOCATION MAP



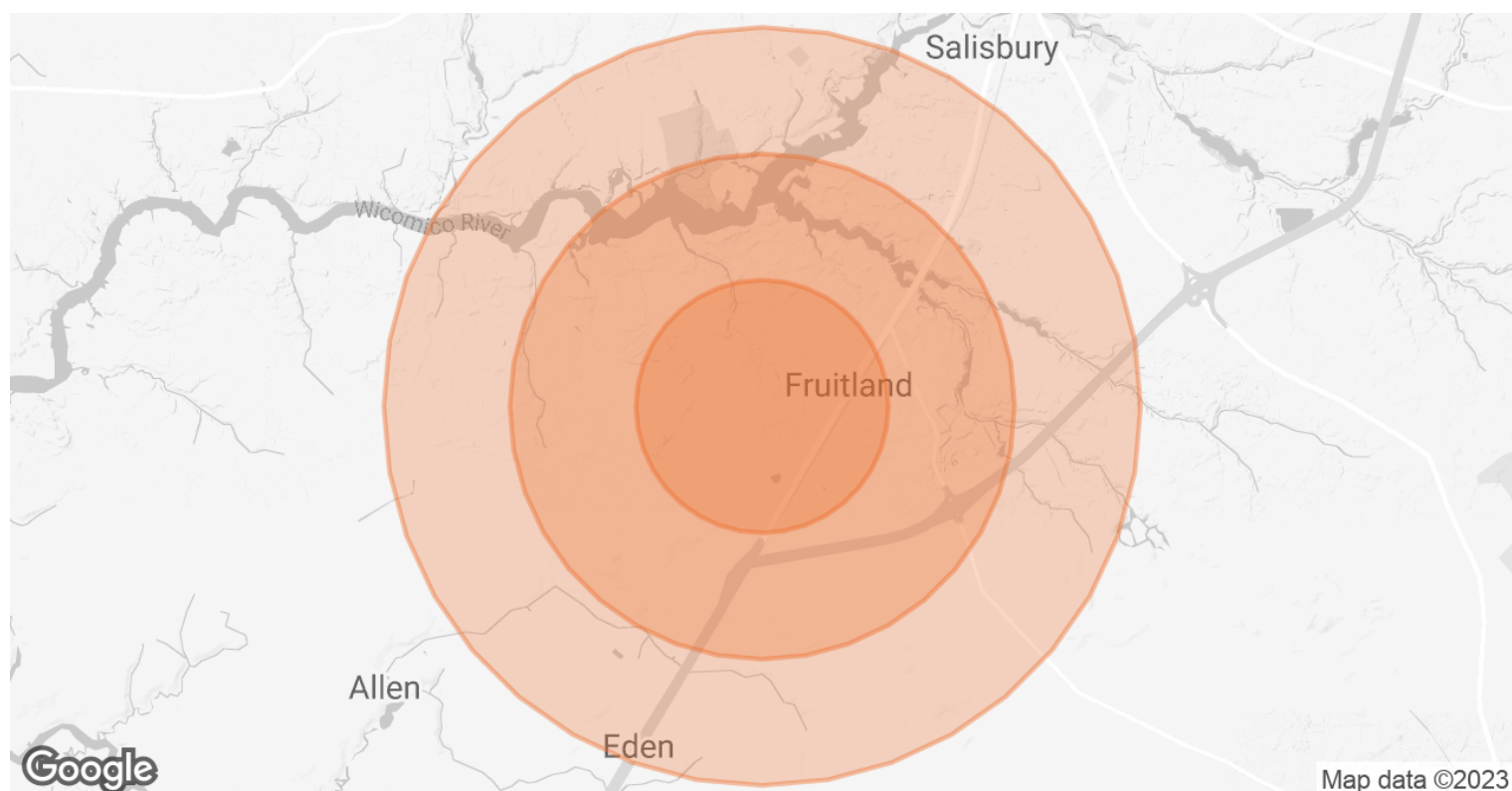
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,418	10,524	23,331
AVERAGE AGE	36.7	34.9	32.5
AVERAGE AGE (MALE)	36.0	34.0	32.8
AVERAGE AGE (FEMALE)	36.3	34.0	32.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	982	4,025	8,695
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$66,820	\$75,784	\$74,498
AVERAGE HOUSE VALUE	\$179,337	\$212,444	\$187,719

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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