

**FOR SALE**

\$500,000

+/- 0.75 acres

# Walmart Outparcel - Investment Opportunity

415 N Fruitland Blvd, Salisbury, MD 21801

**For more information  
please contact:**

**Jordan Kim**

Principal

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# Property Summary

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## The Offering

**Pricing:** \$500,000

**Zoning:** C4

**Land Size:** 0.75 acres/32,670 sqft

**VPD:** 23,000+

## Property Overview

Blokk Commercial Real Estate is pleased to present this rare opportunity to acquire a prime three-quarter acre parcel in the thriving community of Fruitland, Maryland. Previously home to a Sonic Restaurant, the site has been cleared and is ready for development, offering a blank slate for your business vision.

Ideally situated along South Salisbury Blvd, the property benefits from high visibility and a traffic flow of nearly 23,000 vehicles per day. Positioned as an outparcel to a Walmart Supercenter, this location offers excellent exposure to a steady stream of shoppers. With a local population of over 71,000 within a 5-mile radius and an average household income exceeding \$88,000, this site is perfect for a wide range of businesses looking to tap into a vibrant and growing market.

# Investment Highlights

**23K+**  
VPD

**.75**  
ACRES



**High Visibility**



**Strong Traffic Counts**



**Walmart Outparcel**



**Rare Development Opportunity**



**Blank Slate For Your Business**

# Site Zoom Overview



# Site Zoom Retailers



# Demographics



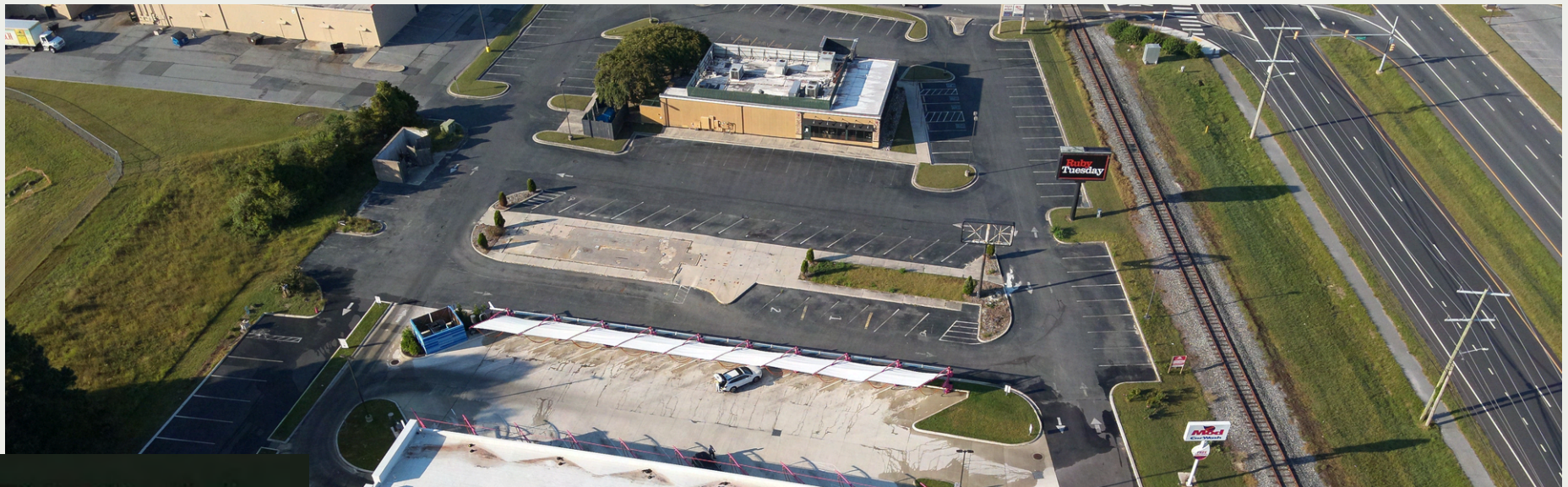
## Population

- 3 miles: 42,095
- 5 miles: 70,513
- 10 miles: 102,510



## Household Income

- 3 miles: \$77,176
- 5 miles: \$79,476
- 10 miles: \$79,781



# Property Overview



# Property Overview





# Bio/Contact

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## JORDAN KIM

Principal

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912.667.5887

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### BACKGROUND

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$150M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

### EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

# Bio/Contact

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## **Prashant Patel**

Associate

[prashant.patel@blokkcre.com](mailto:prashant.patel@blokkcre.com)

229.256.3260

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## **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

## **EDUCATION**

Georgia Southern University  
College of Business Management

# Bio/Contact

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## **TRAVER VLIEM**

Associate

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912.515.6060

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## **BACKGROUND**

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

## **EDUCATION**

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team