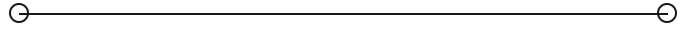


**LEASE**

# Northwood Business Center

**2207 NORTHWOOD DRIVE**

Salisbury, MD 21801



**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,200.00 per month (MG; Gross)
BUILDING SIZE:	54,000 SF
AVAILABLE SF:	1,200 SF
YEAR BUILT:	1972
RENOVATED:	2024
ZONING:	Light Industrial
MARKET:	Wicomico
SUBMARKET:	Salisbury
APN:	110

PROPERTY OVERVIEW

Welcome to the newly renovated Northwood Business Center with over \$900,000 in upgrades over the last 3 years. Each building was originally divided into fifteen (15) 1200 SF units, each with about 15% office, a restroom, and an overhead door. Some units have been combined to accommodate larger tenants. The currently available unit is 1200 SF

NO TRIPLE NET FEES

The building has had many major improvements over the last three (3) years:

1. Two high-definition LED pylon signs for tenants to use
2. Brand new parking lot (new paving, not just a reseal)
3. New exterior LED lighting
4. All new entrance/exit doors
5. New heating units
6. All three buildings have been painted

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG; Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 SF	LEASE RATE:	\$1,200.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2207 Northwood Unit A3	Available	1,200 SF	Gross	\$1,200 per month	-
2207 Northwood Unit A15	Available	1,200 SF	Modified Gross	\$1,200 per month	-
2205 Northwood Unit B13	Available	1,200 SF	Modified Gross	\$1,200 per month	-
2205 Northwood Unit B15	Available	1,200 SF	Gross	\$1,200 per month	-

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## ADDITIONAL PHOTOS



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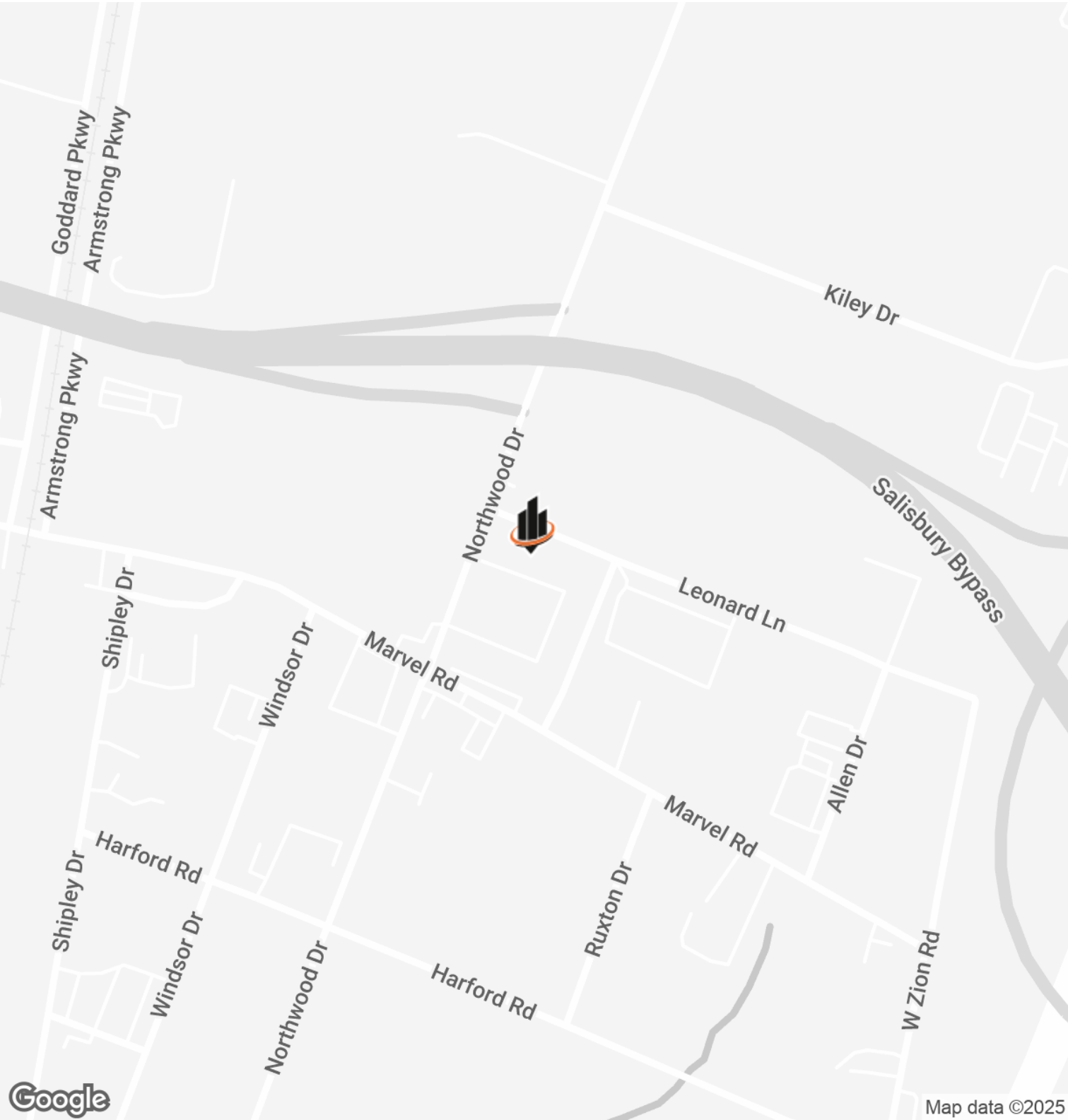
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LOCATION MAP

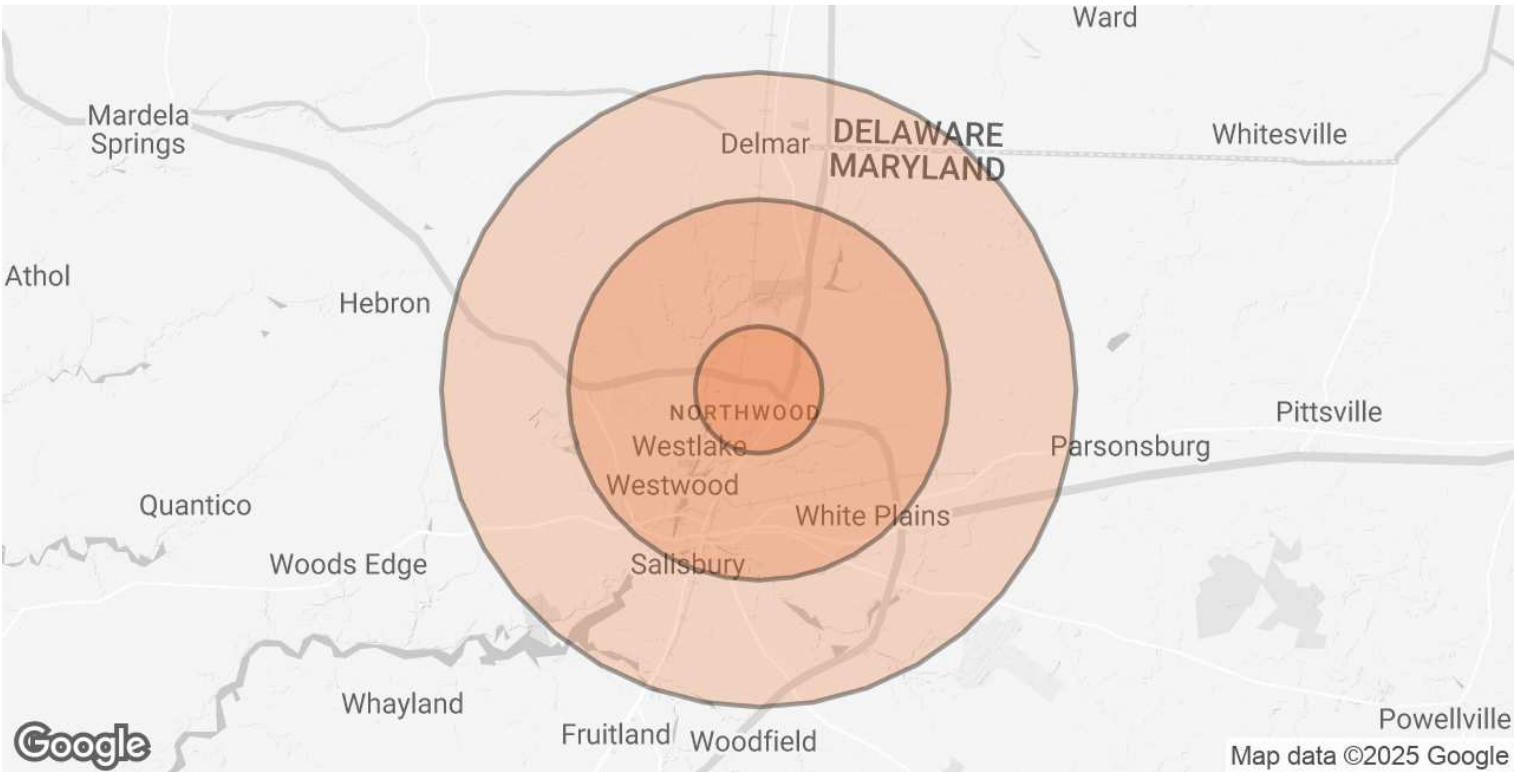


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,909	34,204	70,935
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,123	13,561	27,517
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$82,004	\$77,988	\$80,966
AVERAGE HOUSE VALUE	\$359,066	\$294,523	\$301,827

Demographics data derived from AlphaMap

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