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505 Linden Ave.
Pocomoke City, MD 21851

Commercial Brokers International

FOR SALE and LEASE

11,219 SF Retail Property Available
Pocomoke Plaza



OFFERING SUMMARY

Pocomoke Plaza

11,219 SF Retail Anchor Available

PROPERTY ADDRESS

505 Linden Ave.

CITY, STATE, ZIP

Pocomoke City, MD 21851

Sale Price: \$770,000

Lease Price: \$1.10 SF/Month + NNN

PROPERTY HIGHLIGHTS

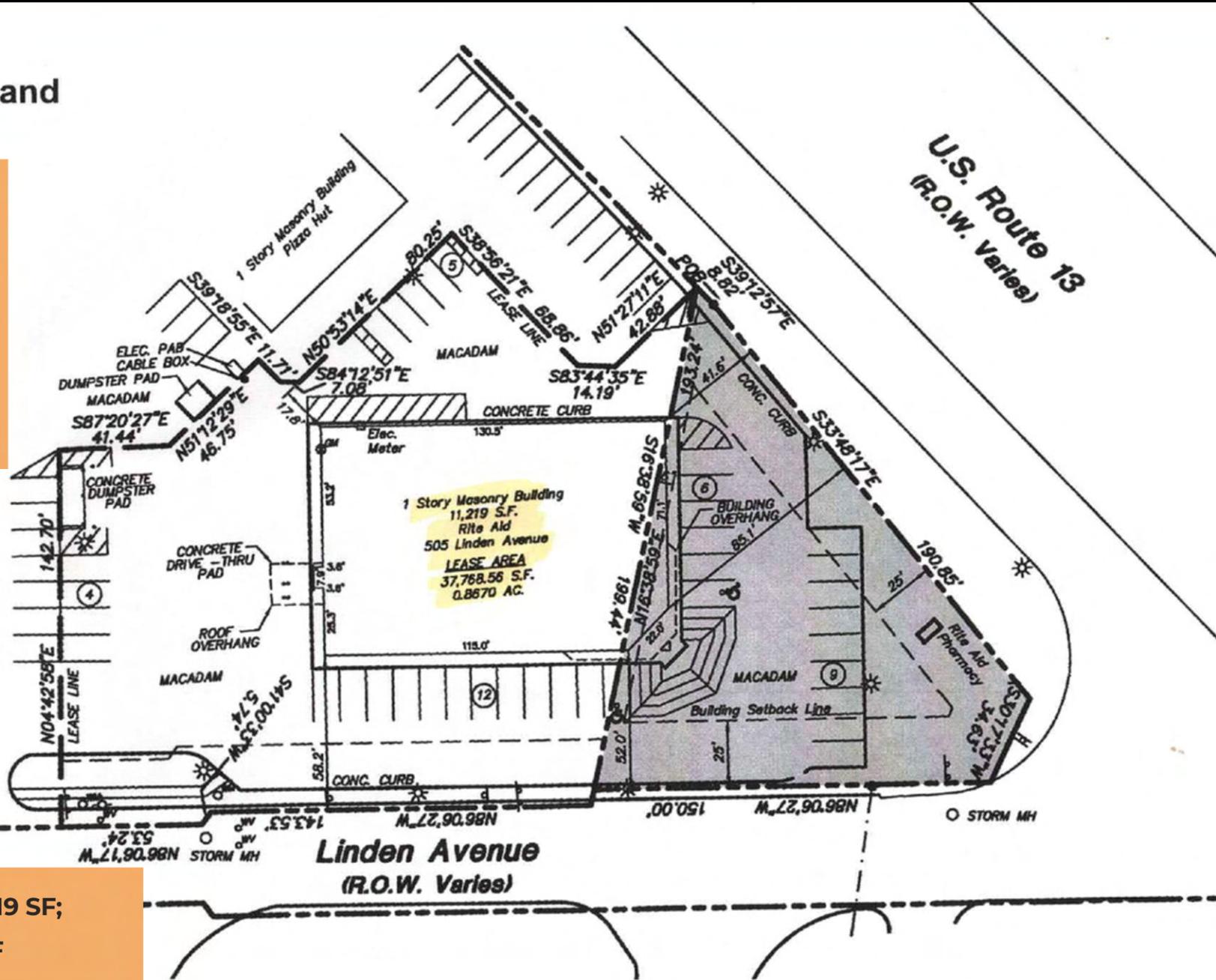
- **Desirable Freestanding Anchor** in **Pocomoke Plaza** with Advance Auto & Dollar General
- **Highly visible** corner location
- Direct access from **off-ramp** of **Highway 13** with 16k CPD
- 11,219 SF building with **Drive-Thru**
- Across from Lowe's Home Improvement
- Close to East Town Plaza with Walmart Supercenter Anchor

SITE PLAN

- Fee land
- Leased land

Included in Sale:

- Fee Land 17,554 SF +
- Leased Land 37,768 SF
(Land Lease expires 2068) +
- Use of 11,219 SF Building

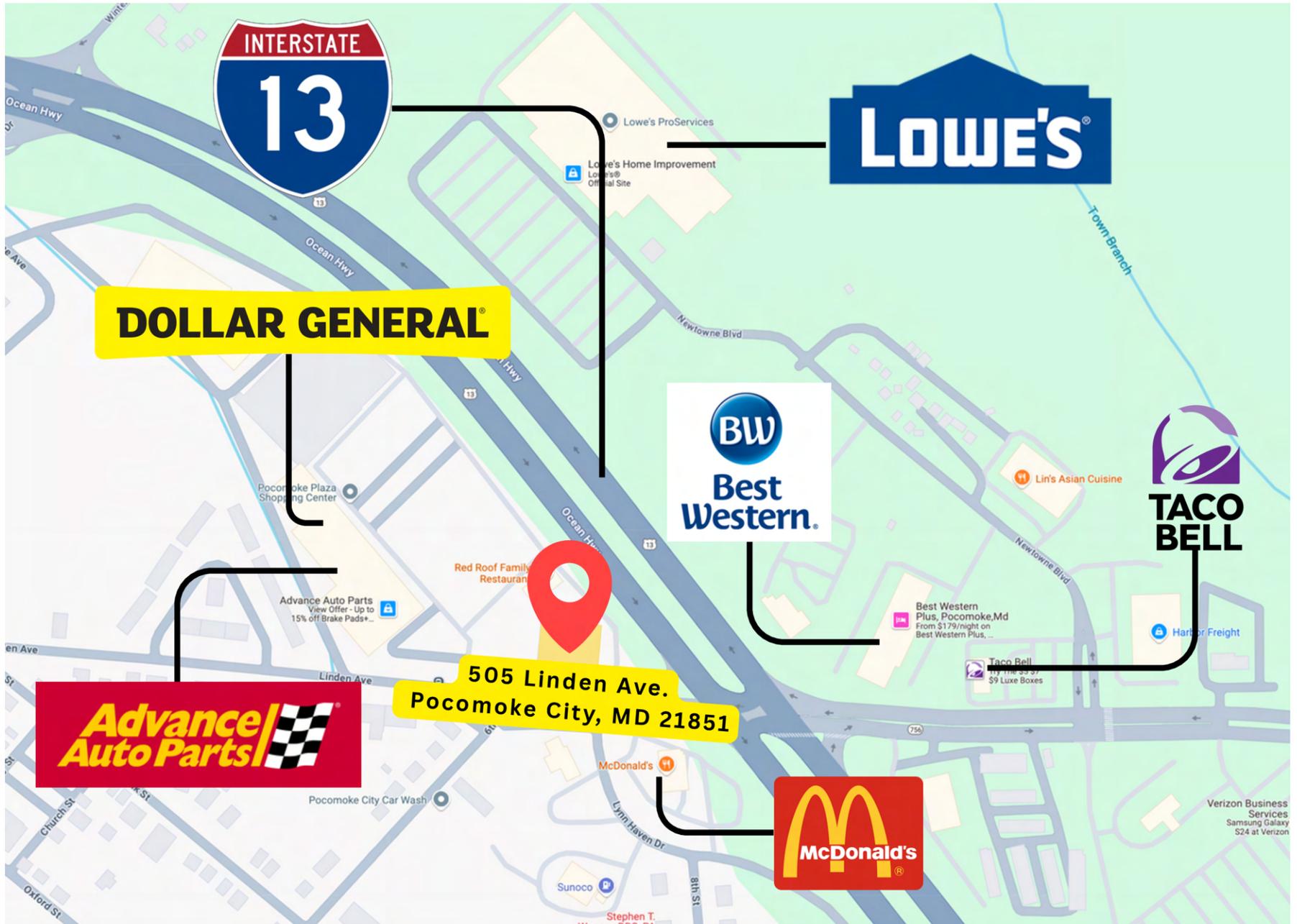


Total Building Size: 11, 219 SF;
Total Lot Size: 55, 322 SF

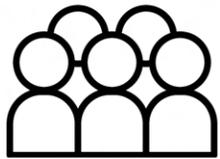
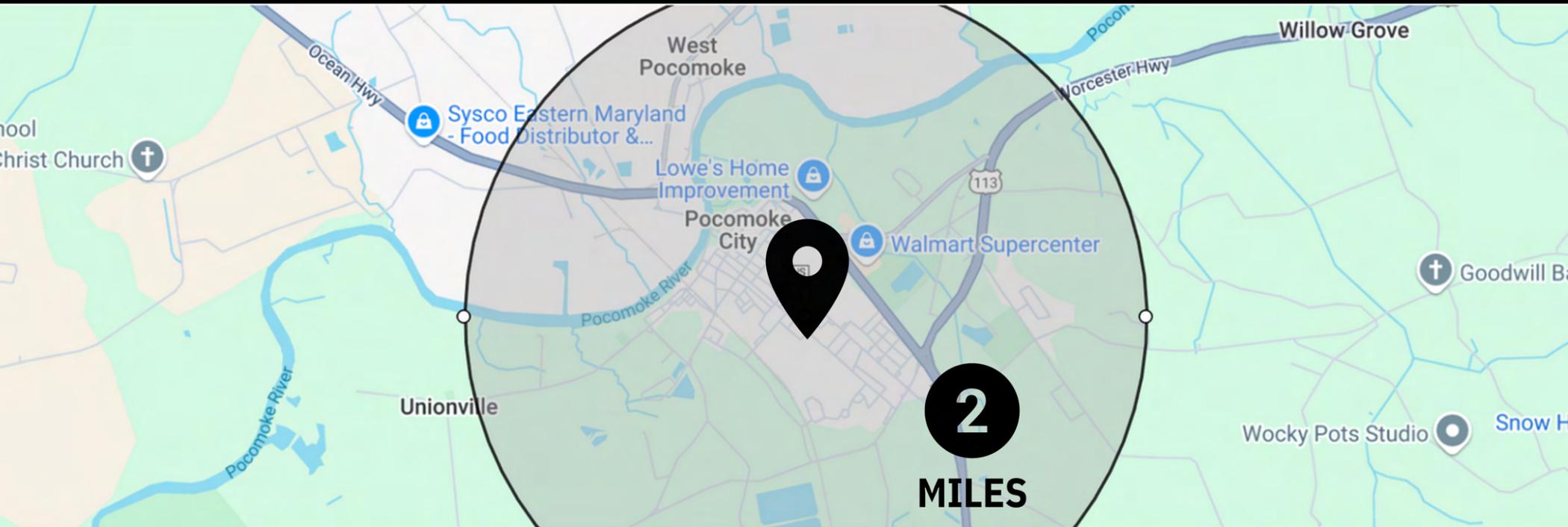
GROUND RENT ON LEASED LAND

| | Period | Annual Rent | Monthly Installment |
|-----------------|-------------------|--------------------|----------------------------|
| | Current - 7/21/25 | \$32,627.52 | \$2,718.96 |
| | 7/22/25 - 7/31/26 | \$34,260.00 | \$2,855.00 |
| | 8/1/26 - 7/31/27 | \$35,630.40 | \$2,969.20 |
| | 8/1/27 - 7/31/28 | \$37,055.62 | \$3,087.97 |
| Option 1 | 8/1/28 - 7/31/33 | \$52,043.00 | \$4,336.92 |
| Option 2 | 8/1/33 - 7/31/38 | \$59,850.00 | \$4,987.50 |
| Option 3 | 8/1/38 - 7/31/43 | \$68,827.00 | \$5,735.58 |
| Option 4 | 8/1/43 - 7/31/48 | \$79,152.00 | \$6,596.00 |
| Option 5 | 8/1/48 - 7/31/53 | \$91,024.00 | \$7,585.33 |
| Option 6 | 8/1/53 - 7/31/58 | \$104,678.00 | \$8,723.17 |
| Option 7 | 8/1/58 - 7/31/63 | \$120,380.00 | \$10,031.67 |
| Option 8 | 8/1/63 - 7/31/68 | \$138,437.00 | \$11,536.42 |

LOCAL MAP



DEMOGRAPHICS



3,503
Population



16,019
Highway 13 CPD



\$66,228
Avg. Household Income



1,253
Households

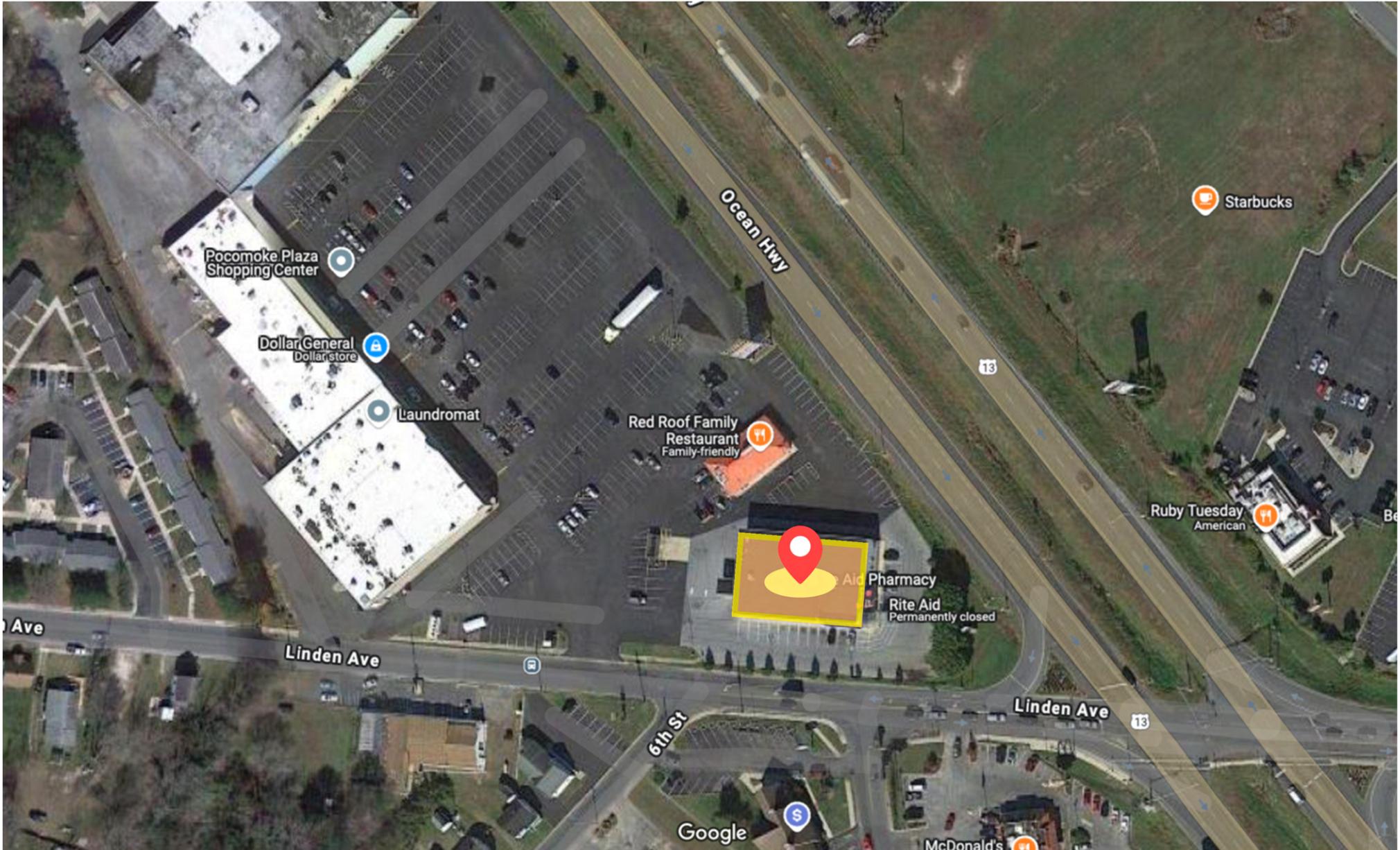


\$33,915,236
Consumer Spending



356
Businesses

AREA MAP



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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



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