

404 SNOW HILL RD

Salisbury, MD 21804



PROPERTY DESCRIPTION

Fully improved veterinary facility located along Snow Hill Road in Salisbury, Maryland. The property features a highly specialized buildout suitable for veterinary, medical, or related healthcare uses.

The building contains approximately 5,047 square feet, including approximately 3,898 square feet of main floor area and an additional 1,149-square-foot kennel level. The existing layout was designed specifically for veterinary operations and includes six exam rooms, reception and lobby areas, surgery and treatment rooms, laboratory space, pharmacy, X-ray room, offices, kitchen and employee facilities, HVAC and storage areas, and extensive kennel and support areas.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,047 SF
Lot Size:	40,732 SF
Building Size:	4,116 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	921	4,962
Total Population	484	2,317	12,709
Average HH Income	\$63,509	\$68,125	\$76,598

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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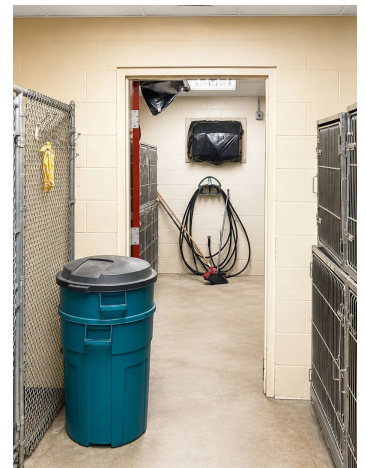
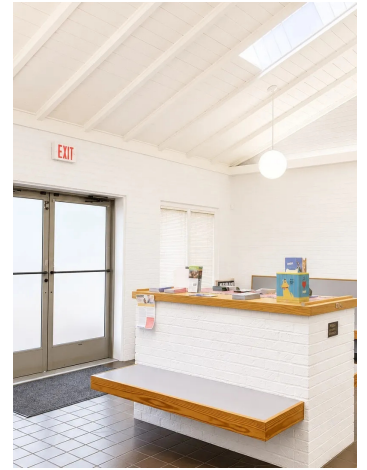
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

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OFFICE FOR LEASE

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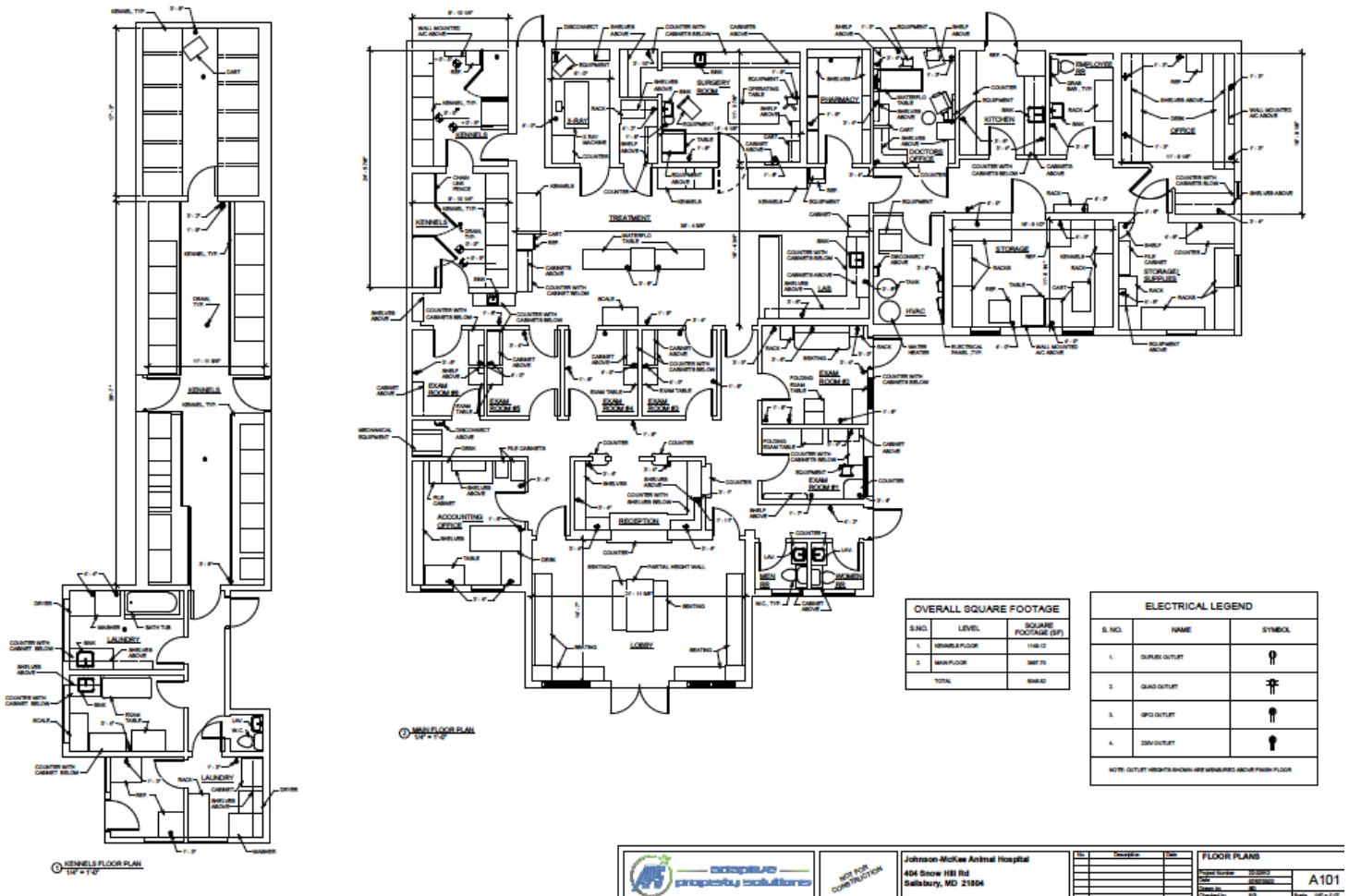
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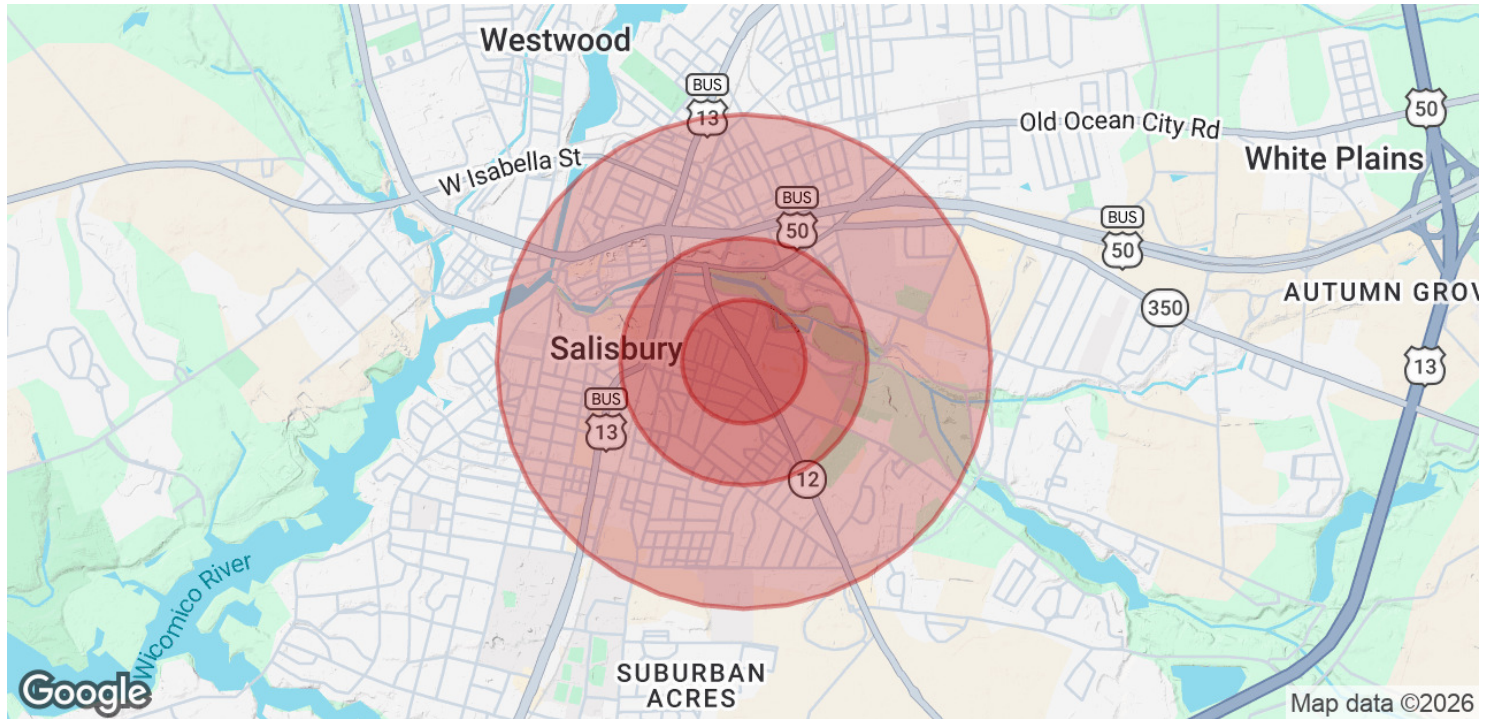
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	484	2,317	12,709
Average Age	31.6	33.3	31.1
Average Age (Male)	33.0	33.7	29.9
Average Age (Female)	35.2	35.2	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	921	4,962
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$63,509	\$68,125	\$76,598
Average House Value	\$229,397	\$215,785	\$207,481

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Tonney Insley is a Commercial Real Estate Advisor with Davis Strategic Development, a Keller Williams Commercial team serving clients throughout the Mid-Atlantic region. He works closely with investors, developers, property owners, municipalities, and business leaders to identify opportunities, solve challenges, and maximize the value of their real estate assets.

His experience spans commercial sales and leasing, investment properties, land development, site selection, redevelopment opportunities, and project positioning. Transaction experience includes retail centers, development tracts, pad site opportunities, investment sales, ground leases, landlord and tenant representation, and site selection assignments for both regional and national users.

Through Davis Strategic Development, Tonney provides clients access to a broader platform of commercial brokerage, development expertise, property services, and investor relationships that extend beyond the traditional brokerage model. His extensive network of developers, investors, contractors, engineers, lenders, economic development organizations, and public-sector leaders allows him to connect clients with the resources needed to move projects from concept to completion.

Prior to commercial real estate, Tonney spent more than 15 years in marketing and business development, developing expertise in strategic planning, relationship management, and opportunity creation. That experience continues to influence his ability to identify opportunities, navigate complex projects, and build lasting partnerships.

Known for his collaborative and solutions-oriented approach, Tonney believes that successful real estate transactions begin with understanding a client's goals and creating a clear strategy to achieve them. Whether working with a local business owner, institutional investor, municipality, or development team, his focus remains the same: creating long-term value through trusted relationships, market insight, and strategic execution.

CLIENT: Tonney's business philosophy is built around six core principles:

- C – Commitment
- L – Leadership
- I – Integrity
- E – Experience
- N – Networking
- T – Trust

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