



SHOPPES AT SALISBURY

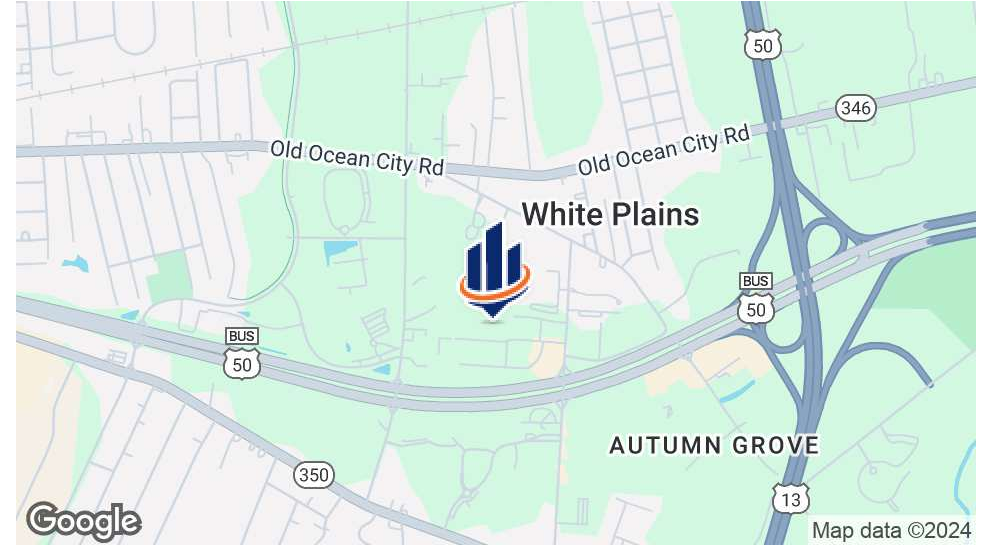
258 TILGHMAN ROAD
SALISBURY, MD 21801

Tonney Insley
Senior Advisor
O: 410.543.2491
tonney.insley@svn.com

Rick Tilghman, CCIM, CPM
Managing Director
O: 410.543.2440
rick.tilghman@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$6.00 - 12.00 SF/yr (NNN; Ground)
Building Size:	151,712 SF
Available SF:	1,400 - 56,628 SF
Lot Size:	
Year Built:	1988
Zoning:	Commercial
Market:	Eastern Maryland & Delaware
Submarket:	Salisbury, MD
APN:	4482

PROPERTY OVERVIEW

Located on the corner of U.S. Rt. 50 and Tilghman Road, this is a 151,712 sq. ft. shopping center. U.S. Rt. 50 splits Salisbury in the middle and is located towards the East side. It is the first Shopping center on the right as you enter Salisbury from Ocean City. Low triple-net costs. NNN Fees estimated at \$2.35psf

PROPERTY HIGHLIGHTS

- Anchored by Food Lion, Ollie's Bargain Outlet and Dollar Tree
- U.S. Route 50 frontage and visibility
- 32,000+ cars per day
- Huge Parking Lot and easy access to US Route 50

Available Spaces

LEASE RATE: \$6.00 - 12.00 SF/YR

LEASE TYPE: NNN; Ground

TOTAL SPACE: 1,400 - 56,628 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
260	Neighborhood Center	\$6.00 SF/yr	NNN	27,423 SF	Negotiable	27,423 sq. ft. of retail space available. Possible loading docks, offices upstairs and several bathrooms. Tile floor, ceiling tiles and lights. Very nice condition. Space could be subdivided. NNN Fees estimated at \$2.35psf

Available Spaces

LEASE RATE: \$6.00 - 12.00 SF/YR

LEASE TYPE: NNN; Ground

TOTAL SPACE: 1,400 - 56,628 SF

LEASE TERM: Negotiable

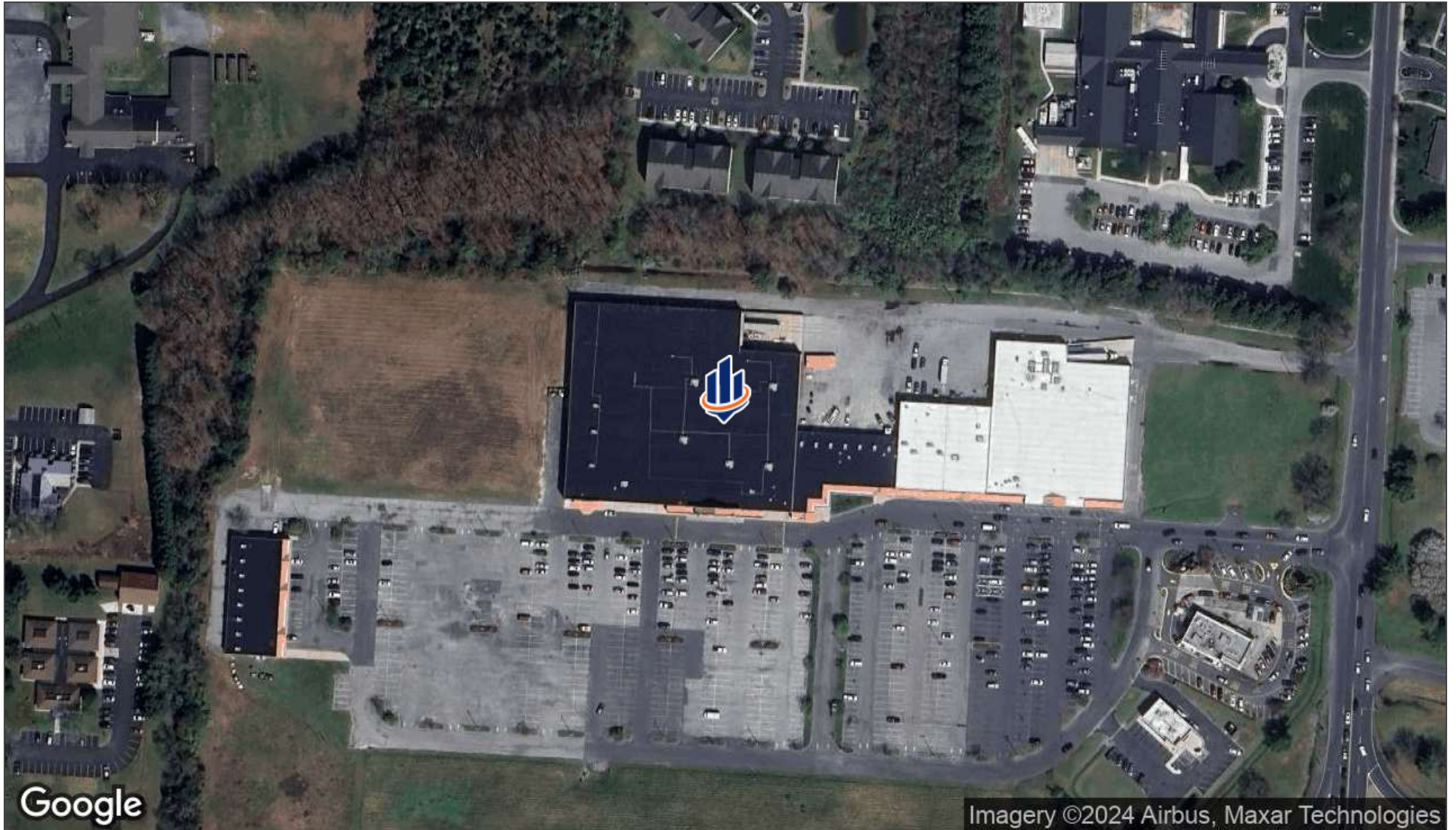
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Outparcel 2	Retail Pad	Negotiable	Ground Lease	1.3 Acres	Negotiable	1.3 acre outparcel available for a ground lease. Join Dunkin' Donuts, McDonald's, Food Lion, Dollar Tree, and Ollie's Bargain Outlet. One of the busiest shopping centers in Salisbury, Maryland and it's surrounding areas. Will build to suit, or allow tenant to build it out themselves. Rent will reflect work that is done by either the landlord or tenant.
252	Community Center	\$12.00 SF/yr	NNN	1,400 SF	Negotiable	1,400 sq.ft. retail space. NNN fees estimated at \$2psf.

Unit 254

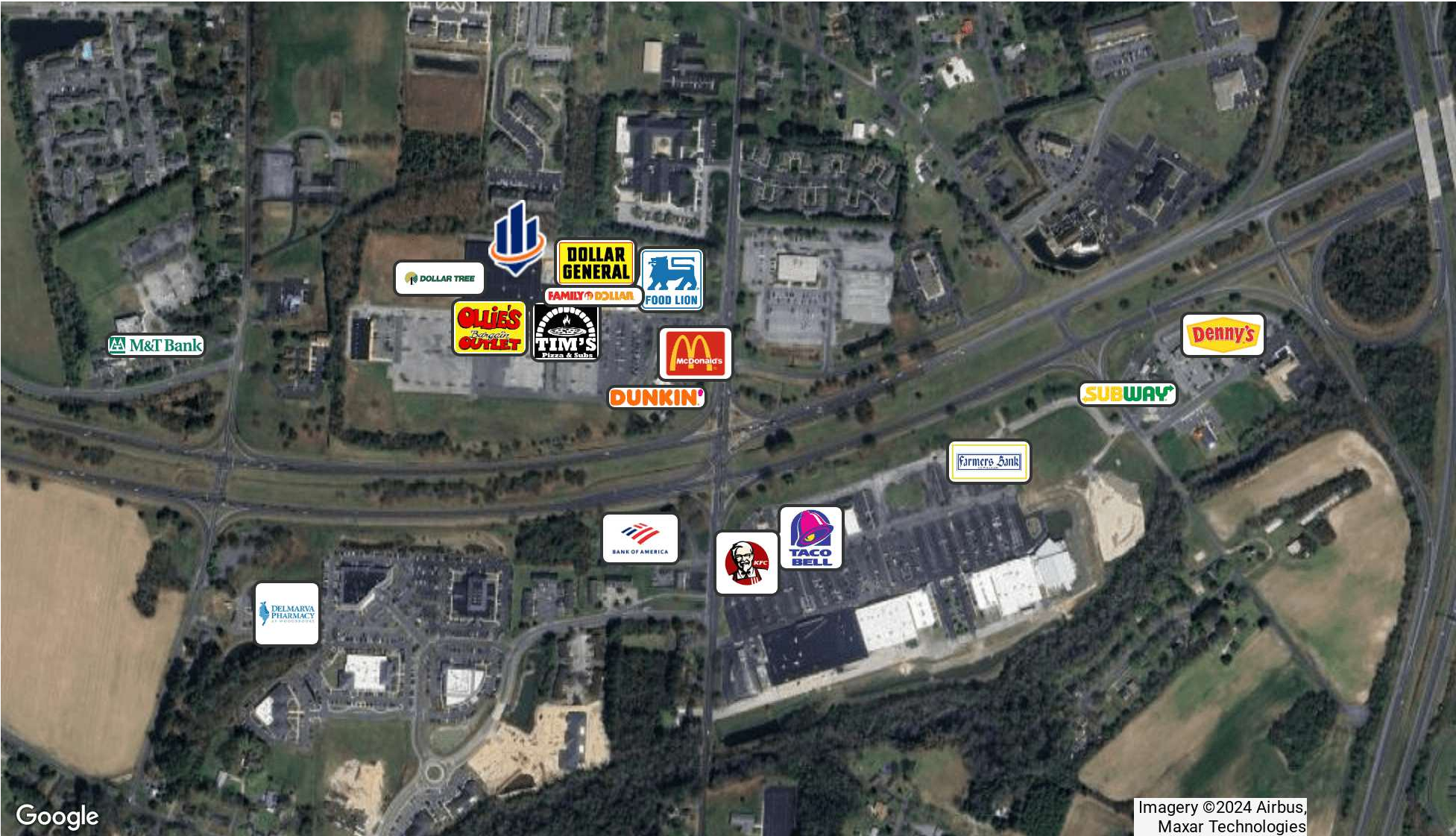


Site Plan

Aerial Map

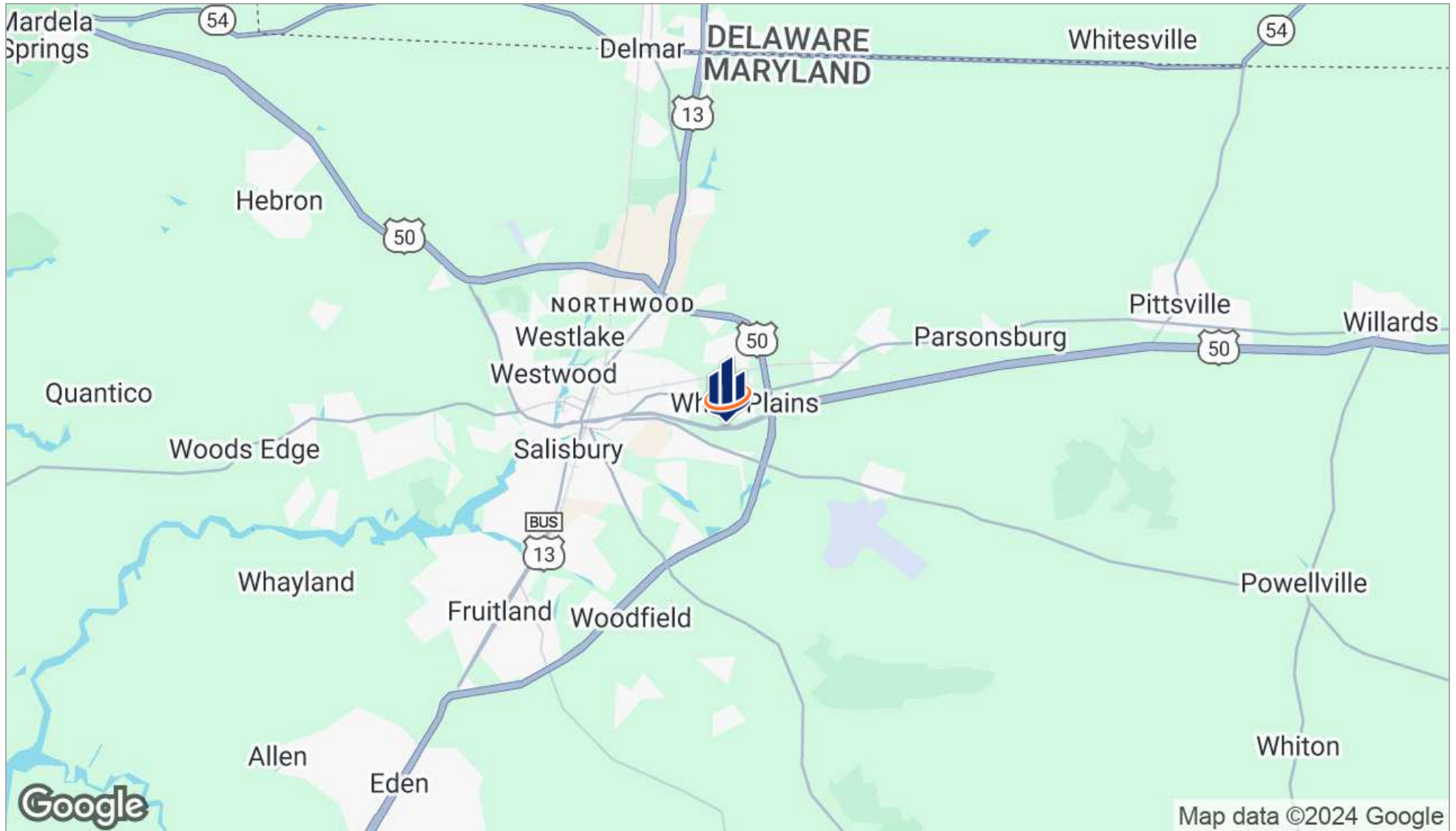


Retailer Map

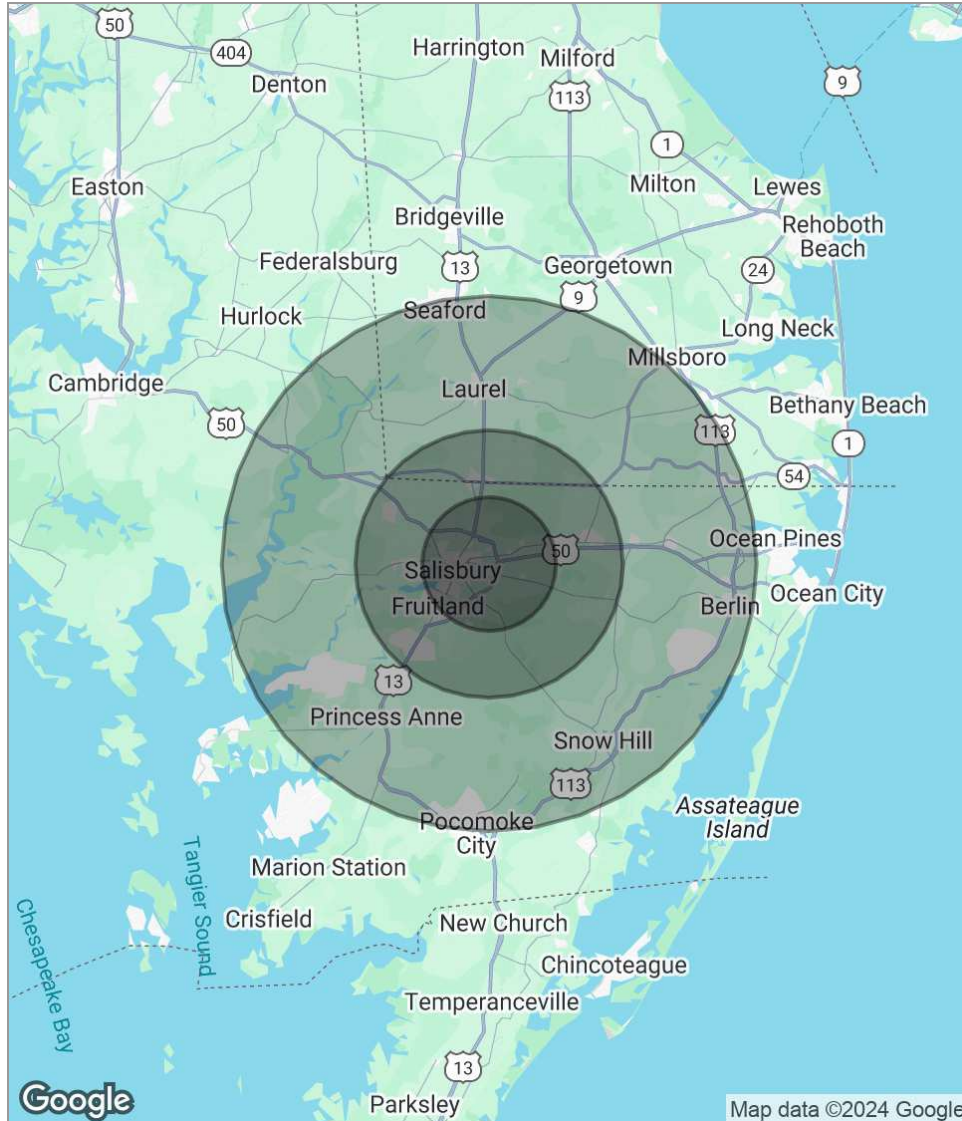


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	59,585	110,429	201,483
Median age	33.1	34.7	36.3
Median age (Male)	31.5	33.3	35.0
Median age (Female)	34.1	35.7	37.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	22,870	41,085	72,810
# of persons per HH	2.6	2.7	2.8
Average HH income	\$56,912	\$64,577	\$63,137
Average house value	\$198,863	\$215,651	\$230,009

* Demographic data derived from 2020 ACS - US Census