



THE SPARKS
AGENCY

OFFERING MEMORANDUM

Retail/Medical/Mixed-Use

1301 E. STATE STREET | DELMAR, MD 21875

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EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW



DELMAR, MARYLAND

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW

INVESTMENT OVERVIEW

The Sparks Agency, LLC IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE OR LEASE.

This property located on East State Street (Rt 54) in Delmar, Maryland. This 14,564 square foot building sits on a large 1.74 acre parcel with three points of access, which allows for numerous redevelopment opportunities in the future if necessary.

The property is ideally situated at the busy signalized intersection of East State St (Rt 54) and Sussex Hwy (Rt 13) with over 35,000 vehicles traveling by daily. This is also a high traffic area as its located on the Maryland/Delaware border. Major surrounding tenants including Food Lion, Wawa, McDonald's, Verizon, PetValu and AutoZone to name a few.

There are 4,101 people within 1 mile, 10,215 people within 3 miles and 24,132 people within 5 miles. The area has seen home construction and a population growth of 0.94% over the last 5 years within 1 mile which is projected to continue to increase another 1.11% through 2023.

There are also numerous new commercial developments under construction along Sussex Highway, further proving the popularity of this area.



PROPERTY OVERVIEW

HIGHLIGHTS



Located along a heavily trafficked retail corridor with nearby national tenants including McDonald's, Food Lion, Wawa, Verizon, and Advance Auto.



Situated at the busy signalized intersection of Route 54 and Route 13 on the Maryland/Delaware border with more than 35,000 vehicles passing daily.



Excellent visibility and three points of access, one on Route 13, one on Route 54, and one on Woodlawn Avenue.



PROPERTY SUMMARY

PROPERTY PHOTOS



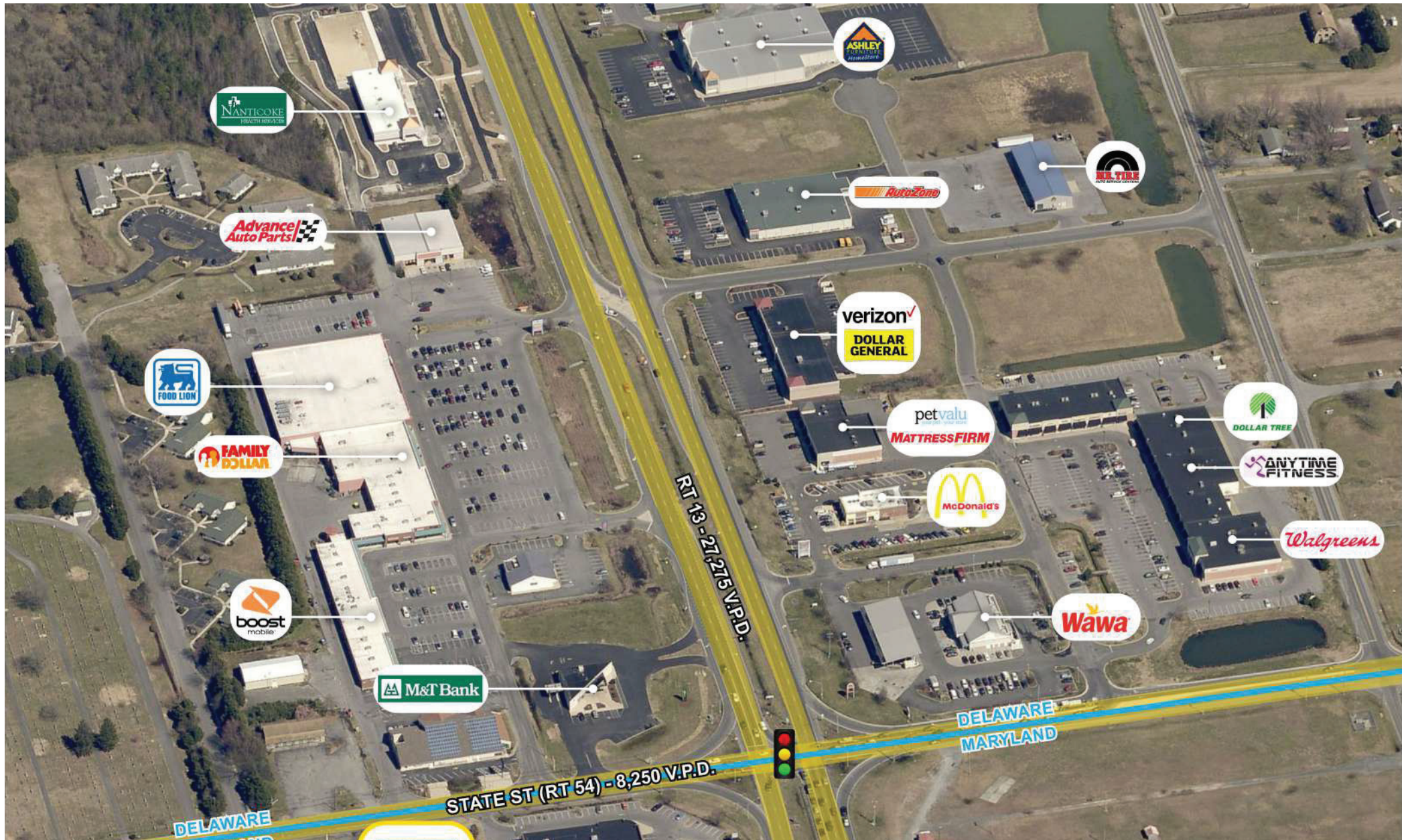


PROPERTY SUMMARY

AERIAL MAPS



Aerial View of neighboring national tenants



PROPERTY SUMMARY

LOCATION OVERVIEW

This freestanding building is situated at the southwest corner of Route 13 and Route 54 (E. State Street) in Delmar, Maryland. The property boasts a double drive-thru facility, three means of ingress/egress and ample parking. Surrounding notional tenants include Food Lion, Wawa, McDonald's, Verizon, PetValu and AutoZone to name a few.

There are 4,101 people within 1 mile, 10,215 people within 3 miles and 24,132 people within 5 miles. The property is also located less than 1 mile from Delmor Middle School & Senior High School with over 1,330 students enrolled. This area has seen home construction and a population growth of 0.94% over the last 5 years within 1 mile which is projected to continue to increase another 1.11 % through 2023.

In this area, Route 13 is a major route for commuters and local traffic alike. A few miles to the south, Route 13 runs into Salisbury, Maryland and an abundance of retail. As Salisbury has expanded its population base, Delmar has benefited. Several new shopping centers were built. Traffic counts on Route 13 and Route 54 are in excess of 35,000 vehicles per day, and this site has superb access and visibility off both routes.

Delmar is a town in Wicomico County, Maryland and is included in the Salisbury, Maryland-Delaware MSA. Delmar is situated on the Delaware-Maryland border along the Transpeninsular Line which stretches 35 miles east-to-west and is Delaware's southern border with Maryland.

Delmar has been able to maintain a close-knit community feel is because it is far enough away from more densely populated areas such as Seaford, which is 15 miles north; Salisbury, Maryland, eight miles south; and Ocean City, Maryland, 27 miles east. But it is also close enough to be impacted by their growth.

PROPERTY SUMMARY

SUBJECT AREA DEMOGRAPHICS

POPULATION:	1 MILE	5 MILES	10 MILES
• 2010 POPULATION	3,796	9,281	21,901
• 2018 POPULATION	4,101	10,215	24,132
• PROJECTED POPULATION (2024)	4,334	10,879	25,757
HISTORICAL ANNUAL GROWTH			
• 2010-2018	0.94%	1.17%	1.18%
PROJECTED ANNUAL GROWTH			
• 2018-2024	1.11%	1.27%	1.31%

HOUSEHOLDS:	1 MILE	5 MILES	10 MILES
• 2010 HOUSEHOLDS	1,440	3,567	8,298
• 2018 HOUSEHOLDS	1,541	3,923	9,085
• PROJECTED HOUSEHOLDS (2024)	1,620	4,170	9,677
HISTORICAL ANNUAL GROWTH			
• 2010-2018	0.83%	1.16%	1.10%
PROJECTED ANNUAL GROWTH			
• 2018-2024	1.00%	1.23%	1.27%

HOUSEHOLDS INCOME:	1 MILE	5 MILES	10 MILES
• 2018 AVERAGE	\$57,059	\$67,800	\$68,030
• 2018 MEDIAN	\$40,215	\$50,916	\$53,119

POPULATION BY RACE:	1 MILE	5 MILES	10 MILES
• WHITE POPULATION	71.4%	71.6%	66.1%
• AFRICAN AMERICAN POPULATION	19.9%	18.9%	24.2%
• ASIAN POPULATION	2.6%	3.8%	3.7%
• PACIFIC ISLANDER POPULATION	0.2%	0.2%	0.2%
• AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.1%
• OTHER RACE POPULATION	1.6%	2.0%	2.5%
• TWO OR MORE RACES POPULATION	4.2%	3.5%	3.2%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	5 MILES	10 MILES
• HISPANIC OR LATINO	5.0%	4.9%	4.9%
• WHITE NON-HISPANIC	68.7%	69.2%	64.1%

2018 AGE BY GENDER	1 MILE	5 MILES	10 MILES
MEDIAN AGE			
• MALE/FEMALE	36.0/37.9	36.7/39.1	37.6/39.9

TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
STATE ST			
• 8,250			

AFFILIATED BUSINESS DISCLOSURE

The Sparks Agency, LLC operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, may have or represent clients who have competing interests in the same transaction.

For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither The Sparks Agency, LLC. nor any Affiliate has an obligation to disclose to you such Affiliates’ in-terest or involvement in the sale or purchase of the Property.

In all instances, however, The Sparks Agency, LLC.. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. The Sparks Agency, LLC. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT:

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or The Sparks Agency, LLC. and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or The Sparks Agency, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to The Sparks Agency, LLC.



CONTACT INFORMATION

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DISCLAIMER:

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information presented is "as is" without representation of warranty of any kind. Such information includes estimates based on forward-looking as-sumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the property may be made available to qualified prospective purchasers.

You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully in-vestigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you.

All offers, counteroffers, and negotiations shall be non-binding and neither The Sparks Agency LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. © The Sparks Agency, LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.