

# 243 W MAIN ST

Salisbury, MD 21801



## PROPERTY DESCRIPTION

Office space available on the corner of West Main and Mill Street near the plaza. This is a first-floor unit with three separate offices, a lobby, and a bathroom. This unit is turn-key with tons of exposure due to the high traffic count and access to plenty of parking.

## LOCATION DESCRIPTION

Heading West on BUS Rt50 through Salisbury take Left at Mill St & Rt50 stoplight. Make the first left onto Church Street, the subject is the first building on the Right. The corner unit.

## OFFERING SUMMARY

Lease Rate:	\$1,375/Mo. NNN
Available SF:	1,101 SF
Building Size:	3,303 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	316	1,321	5,015
Total Population	543	2,347	10,740
Average HH Income	\$44,107	\$43,027	\$47,488

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.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

**OFFICE FOR LEASE**

# 243 W MAIN ST

Salisbury, MD 21801



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.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

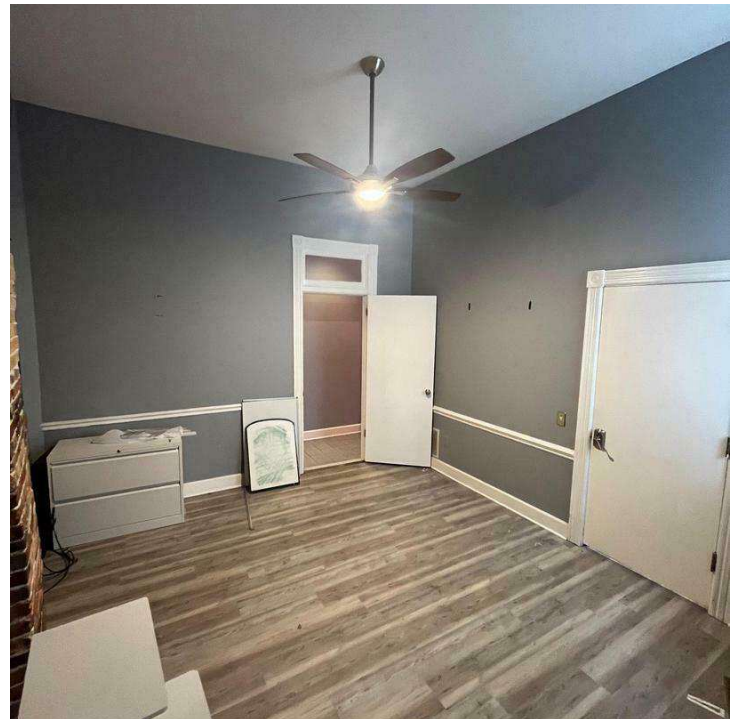
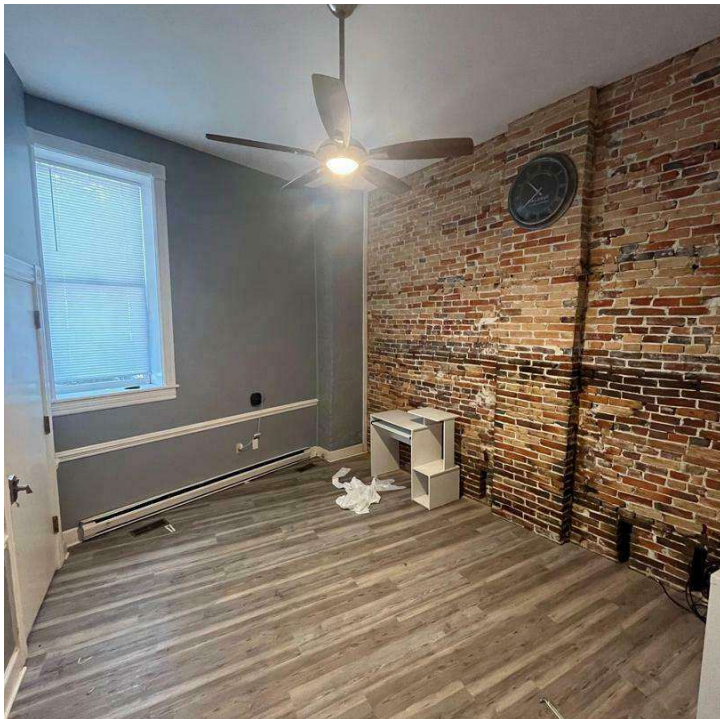
**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

## OFFICE FOR LEASE

# 243 W MAIN ST

Salisbury, MD 21801



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.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

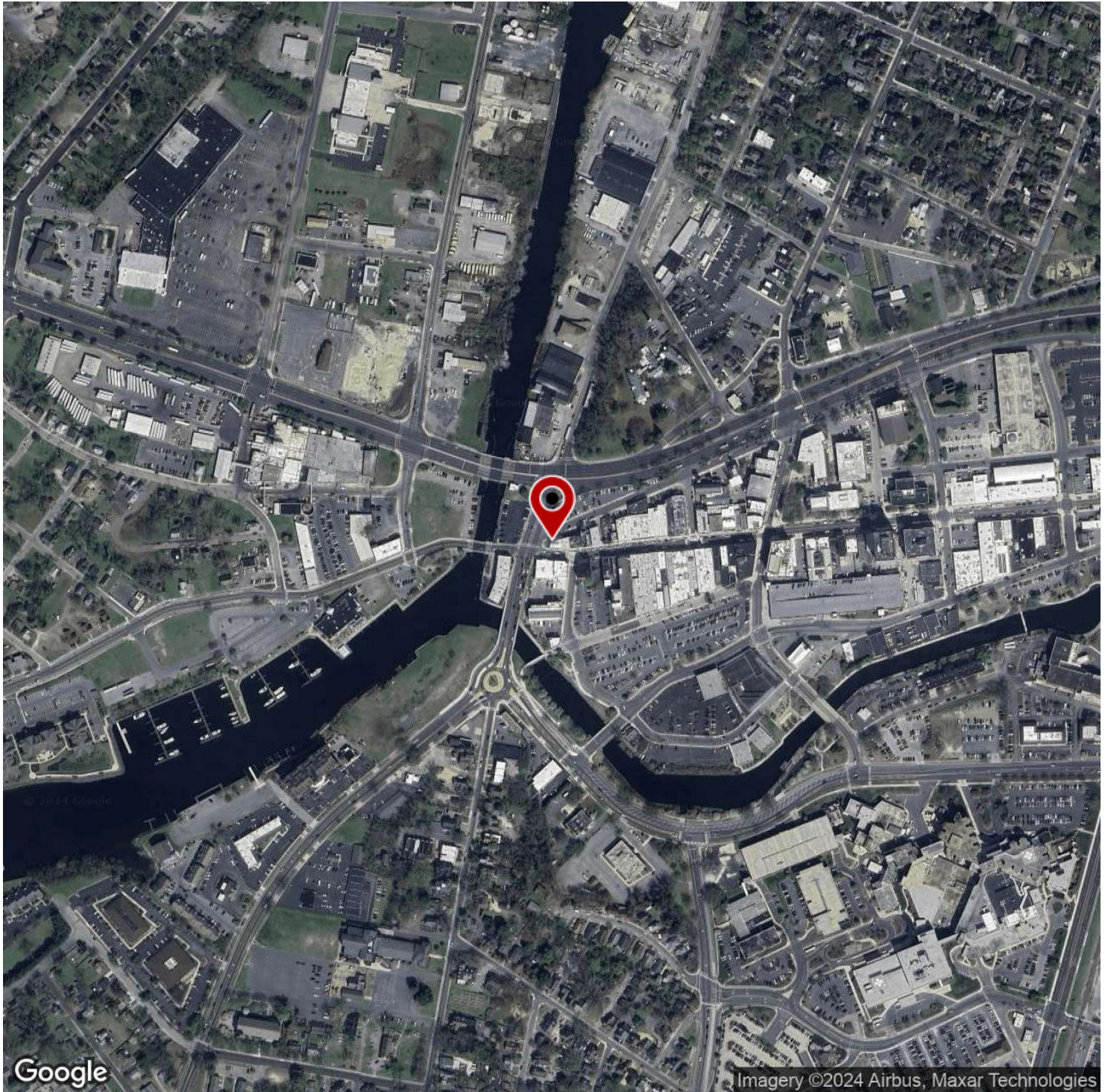
**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

**OFFICE FOR LEASE**

# 243 W MAIN ST

Salisbury, MD 21801



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.

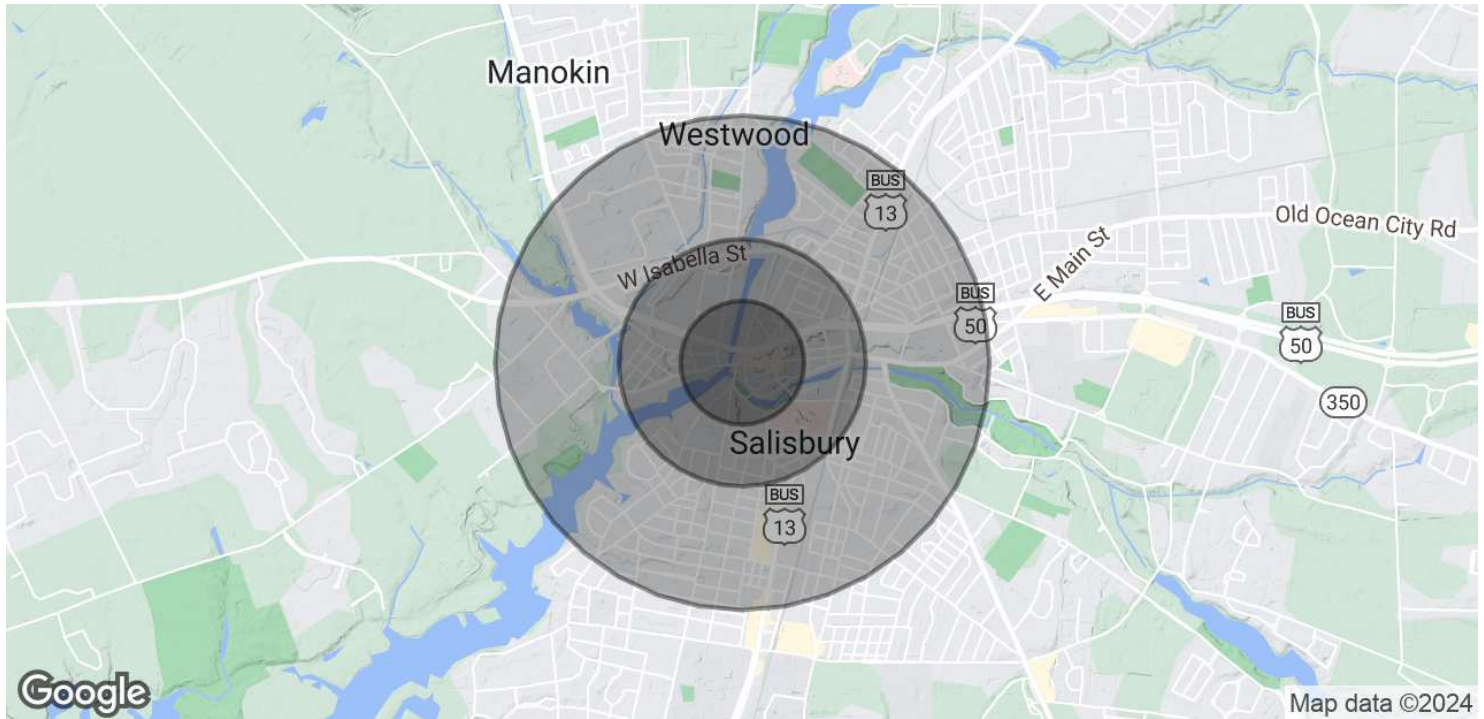
**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

# 243 W MAIN ST

Salisbury, MD 21801



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	543	2,347	10,740
Average Age	39.3	39.0	33.5
Average Age (Male)	39.2	39.0	33.9
Average Age (Female)	39.6	39.8	36.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	316	1,321	5,015
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$44,107	\$43,027	\$47,488
Average House Value	\$135,445	\$125,384	\$102,905

\* Demographic data derived from 2020 ACS - US Census

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.

**BRET DAVIS**  
 Agent  
 O: 410.677.0909  
 C: 240.994.6481  
 bretdavis@kw.com

**KW COMMERCIAL**  
 11200 Racetrack Road  
 Ocean Pines, MD 21811