

FOR LEASE

2630 N Salisbury Blvd | Salisbury, MD

\$35 PSF NNN



5,000 SF PAD SITE

Direct access on Route 13



RINNIER
DEVELOPMENT COMPANY

218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
443.614.4297
mtrader@rinnier.com



PROPERTY HIGHLIGHTS

- **Best Pad Site available in Salisbury**
- **5,000 SF Pad Site North Salisbury**
- **Freestanding**
- **Direct Access on Route 13**
- **High Visibility**
- **50,000 + cars per day**
- **Top Position on Pylon**
- **Located in the heart of the Salisbury Retail Corridor**
- **\$35 PSF NNN**

The best freestanding pad site in the Salisbury market is now available at \$35 NNN. The 5,000 SF site is located just off of Rt.13 in North Salisbury with 50,000± cars passing by daily. New tenant will not only have the most visible and convenient location in the entire market, but will also get the #1 position on the marquee sign. Nothing else needs to be said, as this location speaks for itself.

Don't wait, contact Matt Trader for more information today!



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RETAILER MAP



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DEMOGRAPHICS

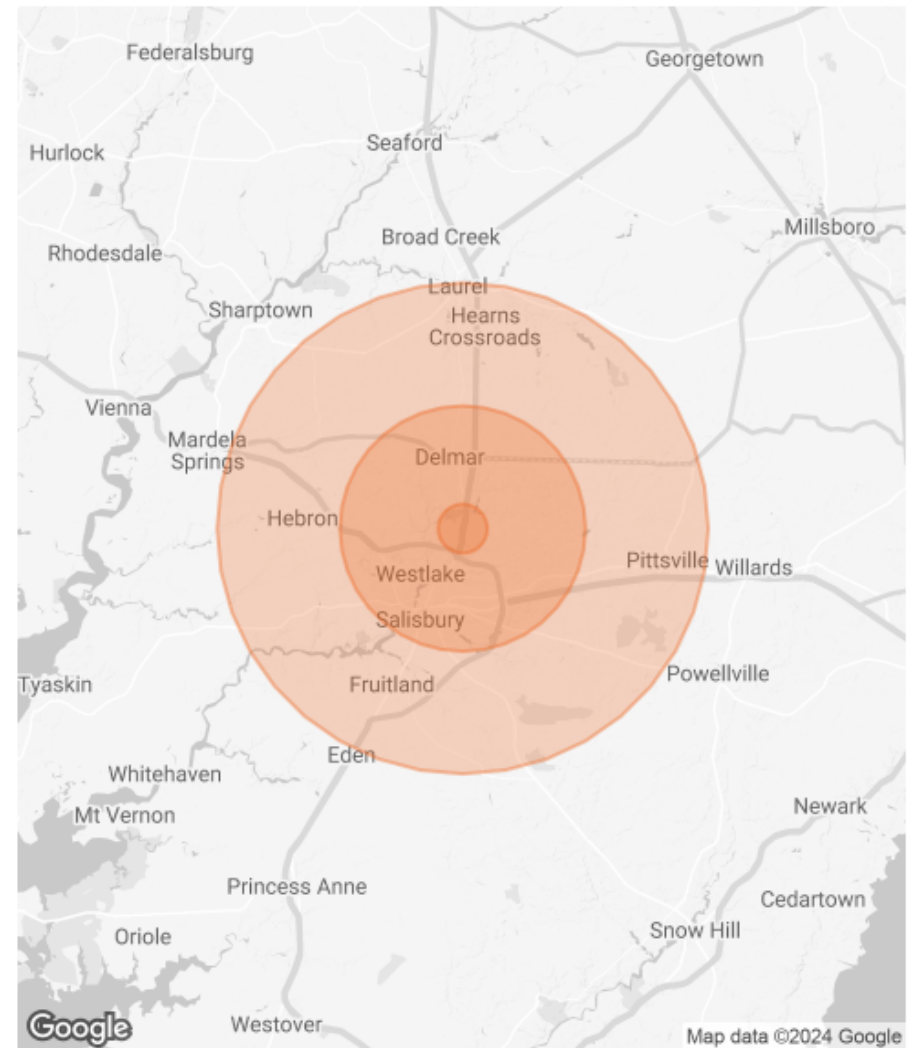
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,792	56,323	106,925
AVERAGE AGE	34.1	36.2	37.3
AVERAGE AGE (MALE)	32.6	35.0	36.5
AVERAGE AGE (FEMALE)	37.6	37.4	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,221	24,134	43,793
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$66,467	\$59,931	\$66,981
AVERAGE HOUSE VALUE	\$166,145	\$145,930	\$172,948

* Demographic data derived from 2020 ACS - US Census



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