



SALE

560 Riverside Drive #A206

560 RIVERSIDE DRIVE #A206

Salisbury, MD 21801

PRESENTED BY:

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SVN
MILLER COMMERCIAL
REAL ESTATE

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$380,000
AVAILABLE SF:	3,069
PRICE / SF:	\$123.82
ZONING:	CBD - Central Business District
MARKET:	Eastern Shore of Maryland
SUBMARKET:	Salisbury

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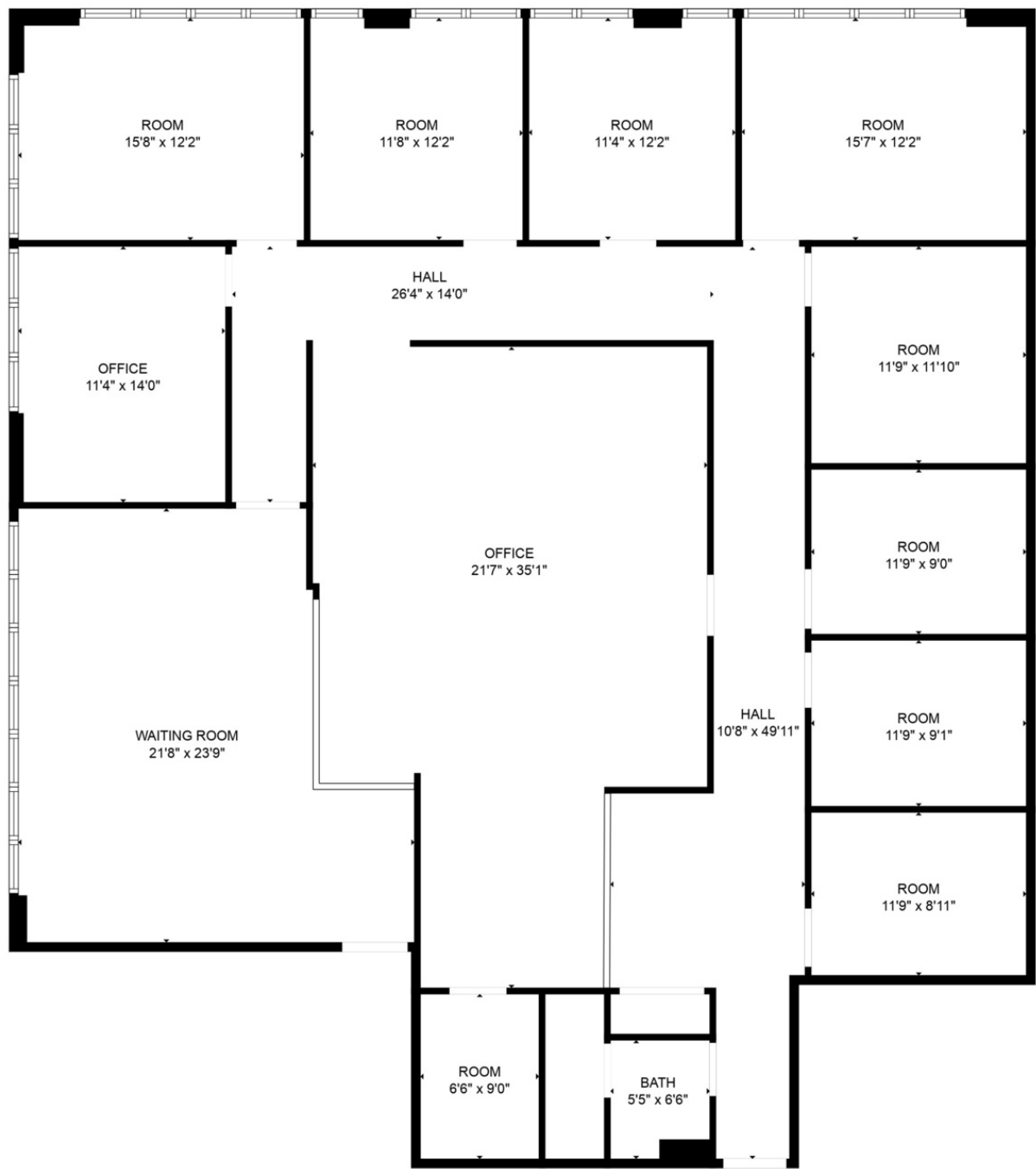
PROPERTY OVERVIEW

Medical or Professional office space. This unit is the best-located within the complex. It is in the front building directly facing Riverside Drive, and St. Francis Church. It is a large corner unit with open windows and a lot of natural light. The current layout consists of 2 entrances, A lobby & reception area, 5-exam rooms, 3 private offices, an open work area in the middle, A kitchenette, & storage space. The roof was replaced 5 years ago and they have a new parking lot, new fire sprinkler system and new storm water management onsite.

PROPERTY HIGHLIGHTS

- Medical or Professional
- Large corner unit
- Abundant natural light
- Flexible layout

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

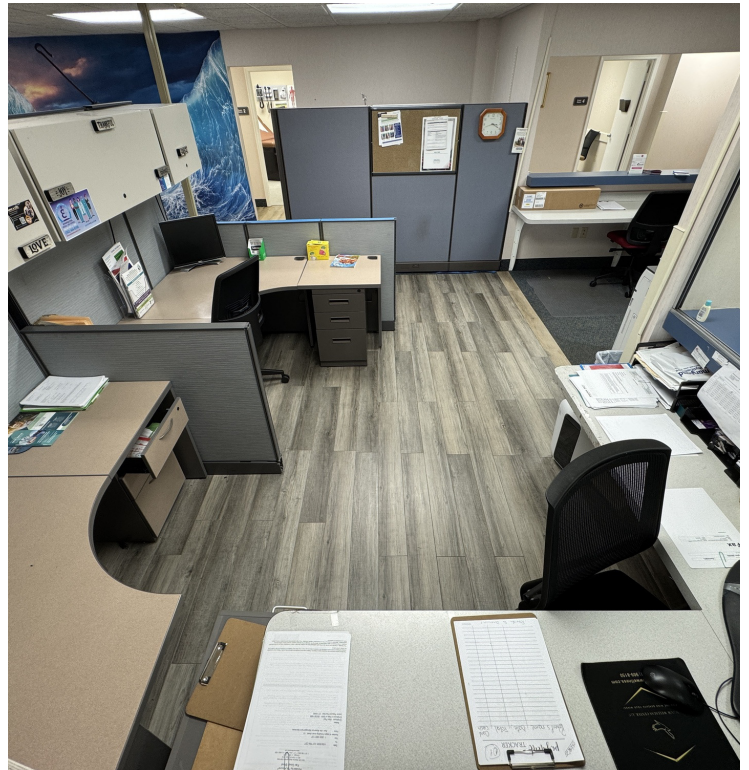
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ADDITIONAL PHOTOS



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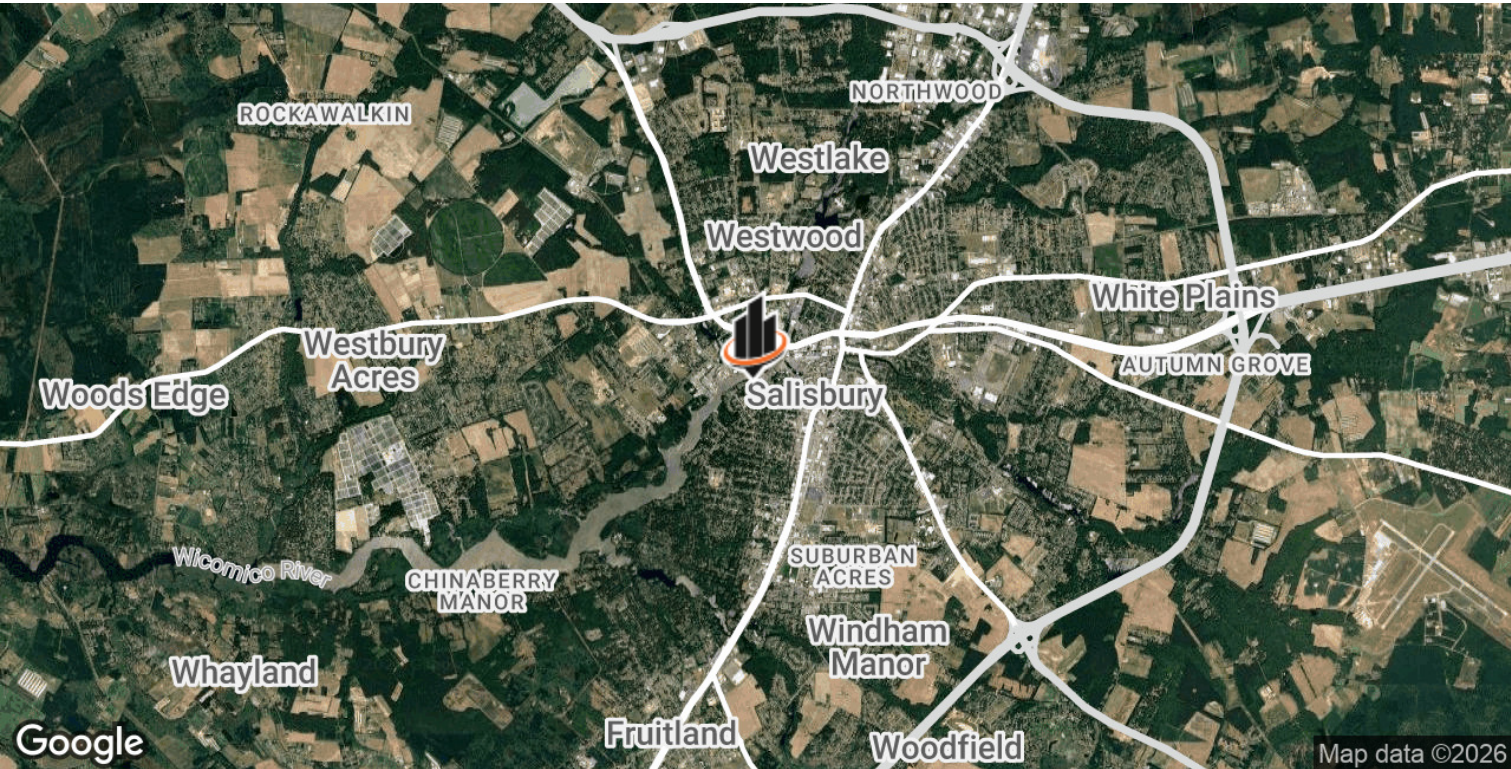
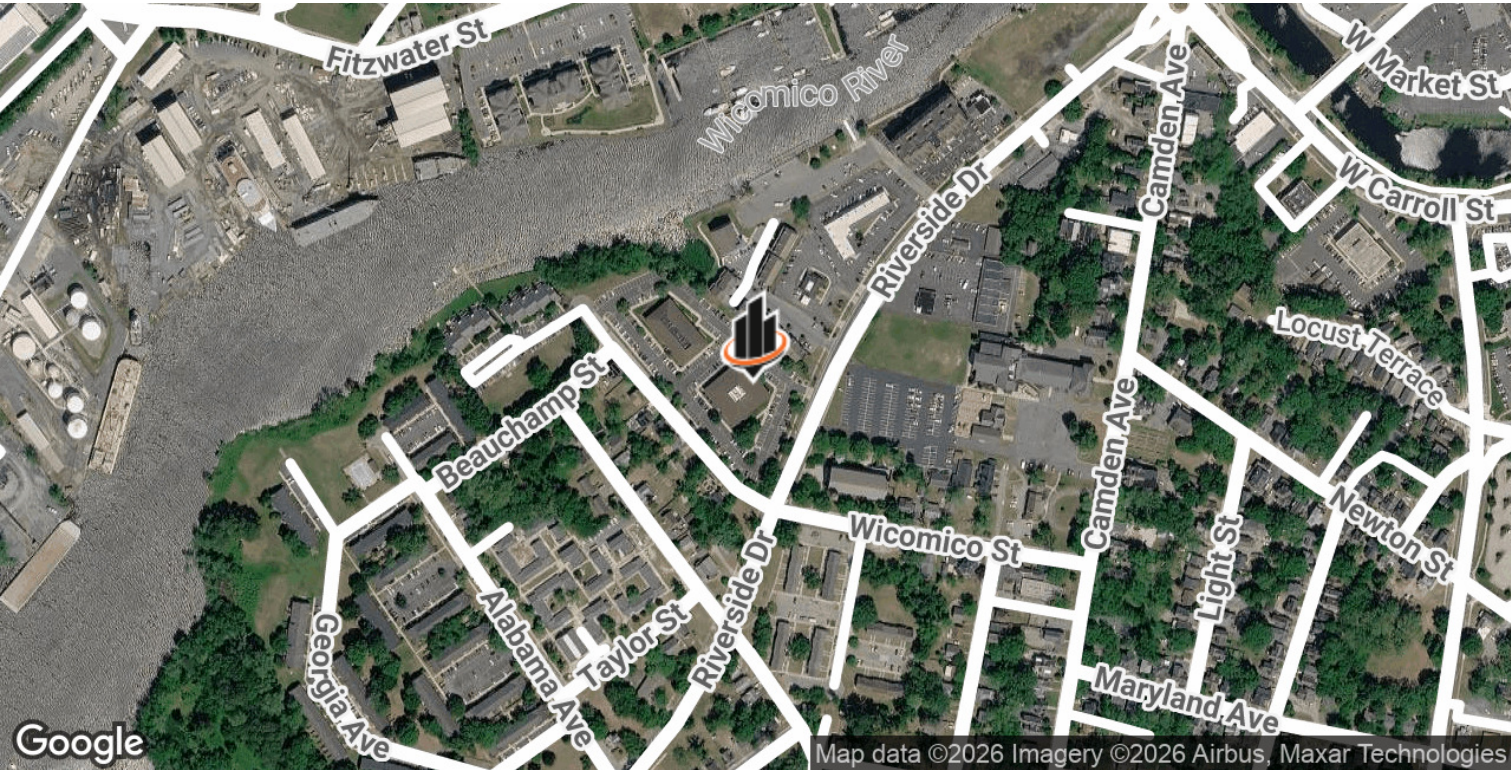
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LOCATION MAP



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CHRISTOPHER MESSICK

Advisor

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PROFESSIONAL BACKGROUND

Chris Messick is an Advisor on the McClellan Team with SVN Miller Commercial Real Estate. The McClellan team members include John McClellan, CCIM, SIOR and Kelly Jeter. Together, they boast over 35 collective years of experience in the industry, offering clients a wealth of knowledge and a formidable track record of success.

Chris brings a unique blend of creativity and technical expertise to his role as a Commercial Advisor, with a dynamic background in Media Production, specializing in Video Pre & Post-Production and Graphic Design. Transitioning seamlessly from his beginnings as a Residential Agent, Chris has swiftly carved a niche for himself in the realm of commercial real estate, with a particular focus on Medical Office Sales.

He is currently pursuing his CCIM (Certified Commercial Investment Member) designation, a testament to his commitment to excellence and continuous professional development. This rigorous designation signifies mastery in financial and market analysis, and investment decision-making—a testament to Chris' dedication to delivering top-tier service to his clients.

Beyond his professional pursuits, Chris is deeply invested in his community. He actively engages as a member of the Chamber of Commerce, contributing to the economic vitality and growth of the region. His involvement in the Greater Salisbury Committees and participation in Salisbury University's Transformational Community Leadership Series further exemplify his dedication to fostering positive change and progress.

Chris' leadership extends beyond the real estate realm as he serves as the Co-Chair of the Emerging Leaders, a pivotal branch of the United Way Lower Eastern Shore. Through this role, he spearheads initiatives aimed at empowering and uplifting the next generation of community leaders, making a tangible impact on the region's social fabric.

Driven by a passion for both real estate and community building, Chris approaches his role with enthusiasm, integrity, and a genuine desire to exceed expectations. With his blend of industry expertise, commitment to ongoing education, and unwavering community involvement, Chris is poised to make lasting contributions to both his clients and the community at large.

SVN | Miller Commercial Real Estate

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ADVISOR BIO 2



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern Shore of Maryland and Delaware as well as North Carolina. McClellan brings 38 years of commercial real estate experience and has secured well over 5,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$7.3 million sale of the Whitehurst Drive Complex in Seaford, DE; the \$3.6M sale of the Verizon Call Center; \$4.2M sale of Westwood Business Center; and the \$9.6M sale of Millsboro Self Storage

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR) - only 4,000 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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