

For Lease

Waterfront Development

2,500 - 60,000 SF | \$18.00 SF/yr



Waterfront Development

Salisbury, Maryland 21801

Property Highlights

- Waterfront commercial space in the heart of Salisbury, Maryland
- Join a 10,000 SF restaurant anchor
- Amenities: river walk, outdoor dining, rooftop restaurant/bar/banquet area, boat slips, free parking
- Centrally located within close proximity to Peninsula Regional Medical Center (PRMC), Salisbury University and Downtown Salisbury

Property Description

+/- 60,000 SF waterfront development alongside the Wicomico River in Salisbury, Maryland. The multi-use building brings retail opportunity to Riverside Drive in addition to class A professional and medical office space. All tenant suites will feature river views and access the building's common areas and amenities— a river walk, outdoor dining, boat slips, rooftop dining, pedestrian breezeway and free parking. The center will be anchored by a 10,000 SF restaurant, bar and banquet room. This modern, coastal-styled development will bring an elevated look and feel to Salisbury's Downtown district. Lease rates start at \$18.00 PSF/YR with negotiable terms. To inquire about available units, reach out today!

OFFERING SUMMARY

Available SF	2,500 - 60,000 SF
Lease Rate	\$18.00 SF/yr (NNN)
Building Size	60,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,489	\$51,000
3 Miles	47,533	\$56,206
5 Miles	78,994	\$62,443

For more information

Chris Davis

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George Merritt

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Tori Brown

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FISHER
ARCHITECTURE



NAICoastal

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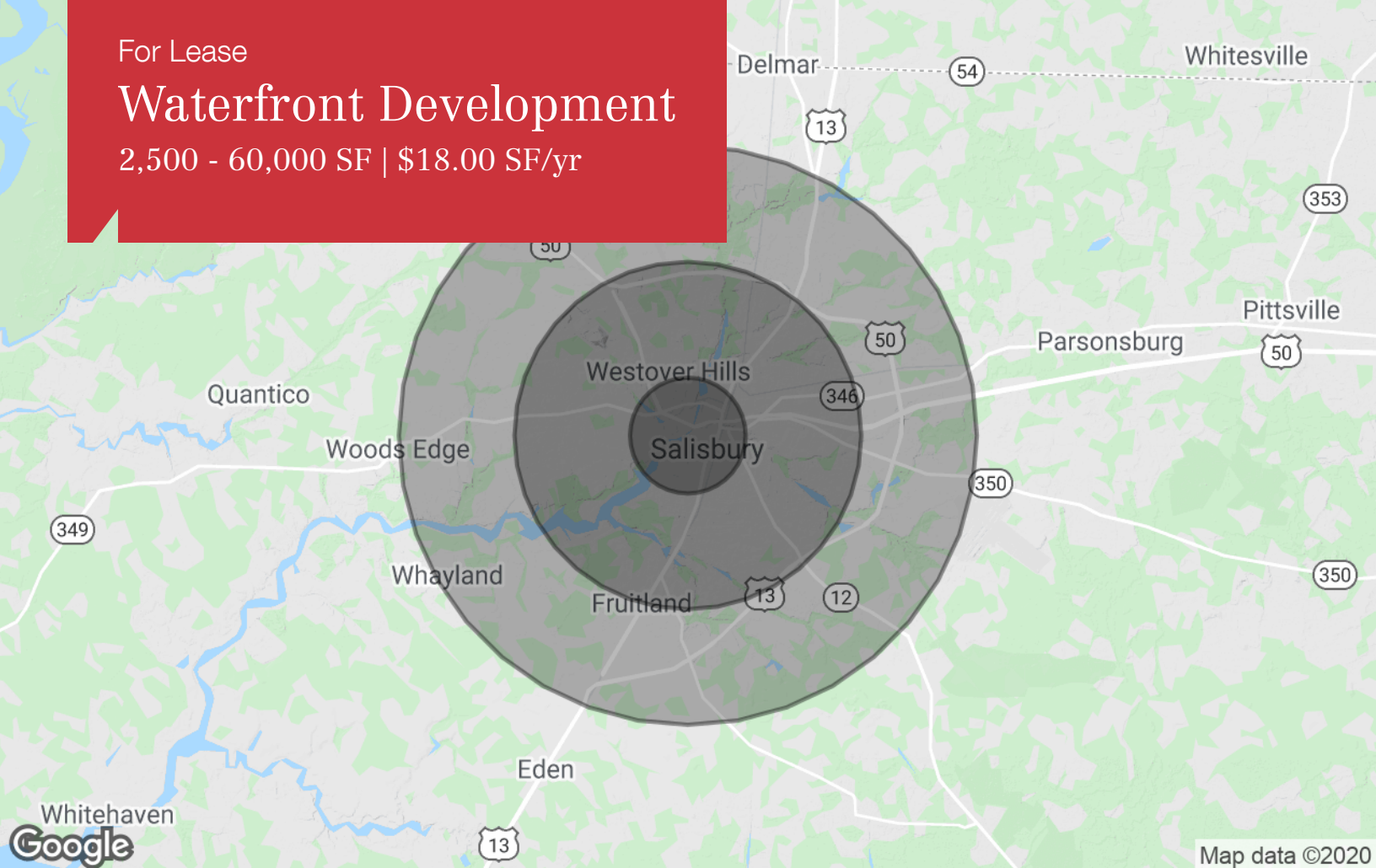
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,489	47,533	78,994
MEDIAN AGE	27.4	31.4	33.3
MEDIAN AGE (MALE)	27.2	30.4	31.9
MEDIAN AGE (FEMALE)	28.2	31.8	34.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,633	17,416	29,454
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$51,000	\$56,206	\$62,443
AVERAGE HOUSE VALUE	\$176,187	\$188,619	\$207,588

Race

	1 Mile	3 Miles	5 Miles
% WHITE	57.2%	58.7%	63.3%
% BLACK	37.8%	35.1%	30.9%
% ASIAN	1.8%	2.5%	2.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.7%	0.7%
% OTHER	2.2%	2.9%	2.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.7%	5.8%	4.9%

* Demographic data derived from 2010 US Census

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Chris Davis

Principal

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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George Merritt

Advisor

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Professional Background

George Merritt is a Licensed Real Estate Advisor with NAI Coastal. George's primary focus is the representation of commercial real estate users, whether they be buyers or tenants. He is a true people person and is happy to work through the specific needs of his clients. Merritt's role within the team and affiliation with Gillis Gilkerson Development Real Estate Company allow him to go above and beyond the call of duty of a traditional real estate advisor; he is able to identify and show properties on the market in their current state, while also having the resources to show their future potential as well as opportunities for new construction.

Merritt brings over 24 years of sales experience to the table, including 19 years and over 5,000 units sold in the automotive industry. George is joining the Gillis Gilkerson group of NAI Coastal to hone his craft on a team that has collectively brokered over 350 commercial real estate transactions and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Born just outside of Philadelphia, George is happy to have spent the majority of his life on Maryland's Eastern Shore. He spends his free time on the beaches, in the outdoors, and most importantly with his two children, Alexander and Arianna.

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Tori Brown

Director of Marketing and Operations | Advisor

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Education

Brown is a graduate of West Virginia University with a degree in Strategic Communications and Marketing.

Professional Background

Tori Brown is the Director of Marketing and Operations for NAI Coastal. She is also a Licensed Commercial Real Estate Advisor and works alongside Principal, Chris Davis. Additionally, Tori is the Director of Marketing for Gillis Gilkerson, a regional leader in commercial construction and real estate development.

Since her start in the commercial real estate industry in 2015, Tori has consistently played an active role in sale and lease transactions while also gaining experience in investment analysis and deal flow management.

Tori utilizes her background in strategic marketing and communications to help guide both NAI Coastal and Gillis Gilkerson towards growth. She is responsible for establishing, maintaining and building their individual brands in a way that increases recognition and emphasizes their respective roles within the community. Throughout the course of her career, Brown has served on multiple committees pertaining to event planning, community involvement and strategic marketing. Her current role encompasses everything from transaction coordination and organizational growth to public relations and marketing outreach.

Tori is a graduate of West Virginia University and lives in Salisbury, Maryland with her Golden Retriever, Kip.