



# Offering Summary

30248 Dagsboro Road, Salisbury, MD 21801



Acutal Photo

**PURCHASE PRICE** **\$3,500,000**

**CAP RATE** **5%**

**Annual income: years 1-5** \$175,000

**Annual income: years 6-10** \$180,000

**Annual income: years 11-15** \$185,000

**Term yield** 5.14%

**Rent commencement** November 7, 2018

**Lease term** 15 years guaranteed

**Option periods** 5-five year periods with 10% rent bumps each option period

**Lease type** NNN Ground

## 2018 DEMOGRAPHICS

2 mi population: 7,504

2 mi households: 2,930

2 mi daytime workers: 10,143

4 mi population: 34,527

4 mi households: 12,898

4 mi daytime workers: 24,922

6 mi population: 68,203

6 mi households: 25,505

6 mi daytime workers: 52,059

## PROPERTY FEATURES

- Construction complete, Rent commenced November 7, 2018
- 19,000 SF freestanding building
- 2.38 landscaped acres
- Rt. 13: 37,105 vehicles per day
- Lighted intersection and two curb cuts
- Full turn access
- Located within county seat
- Steel with masonry and brick
- Pylon and building box sign
- 95 spaces, including 4 ADA compliant stalls

## LISTED BY

**Ashley Weinman**, Director of Sales

License: RS332361

724-420-5367 Ext. 104

ashley.weinman@pennTexventures.com

**Broker of Record**

Timothy H. Weinman, President

RB-046768L



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it. The buyer must perform and rely on its own due diligence review.