

SALE

30488 Broad St

30488 BROAD ST

Princess Anne, MD 21853

PRESENTED BY:

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**JOHN MCCLELLAN, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$249,900
BUILDING SIZE:	9,836 SF
LOT SIZE:	0.59 Acres
PRICE / SF:	\$25.41
YEAR BUILT:	1890
ZONING:	General Commercial
MARKET:	Eastern Shore
SUBMARKET:	Princess Anne

PROPERTY OVERVIEW

Great development opportunity in downtown Princess Anne. The Historic Hayman's Hardware Store was used as an antique shop & small restaurant. It is now currently being used as storage for a contractor. This 9,836 SF Retail building sits on .59 acres and is one of the oldest buildings in Princess Anne. There is huge potential for multiple possibilities. Behind the Building is an open grass lot with a few out buildings used for storage, and a retaining wall that drops down to another level. There is a side road that runs from Broad St adjacent to the property to the west, around the exterior and connecting to Somerset Ave. The Towns Manokin River Park is directly behind this property with the Manokin River Running next to it. This property is walking distance from University of Maryland Eastern Shore (UMES).

PROPERTY HIGHLIGHTS

- Great Development Opportunity
- Flexible Possibilities
- Walking distance from UMES
- Historic Building

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ADDITIONAL PHOTOS



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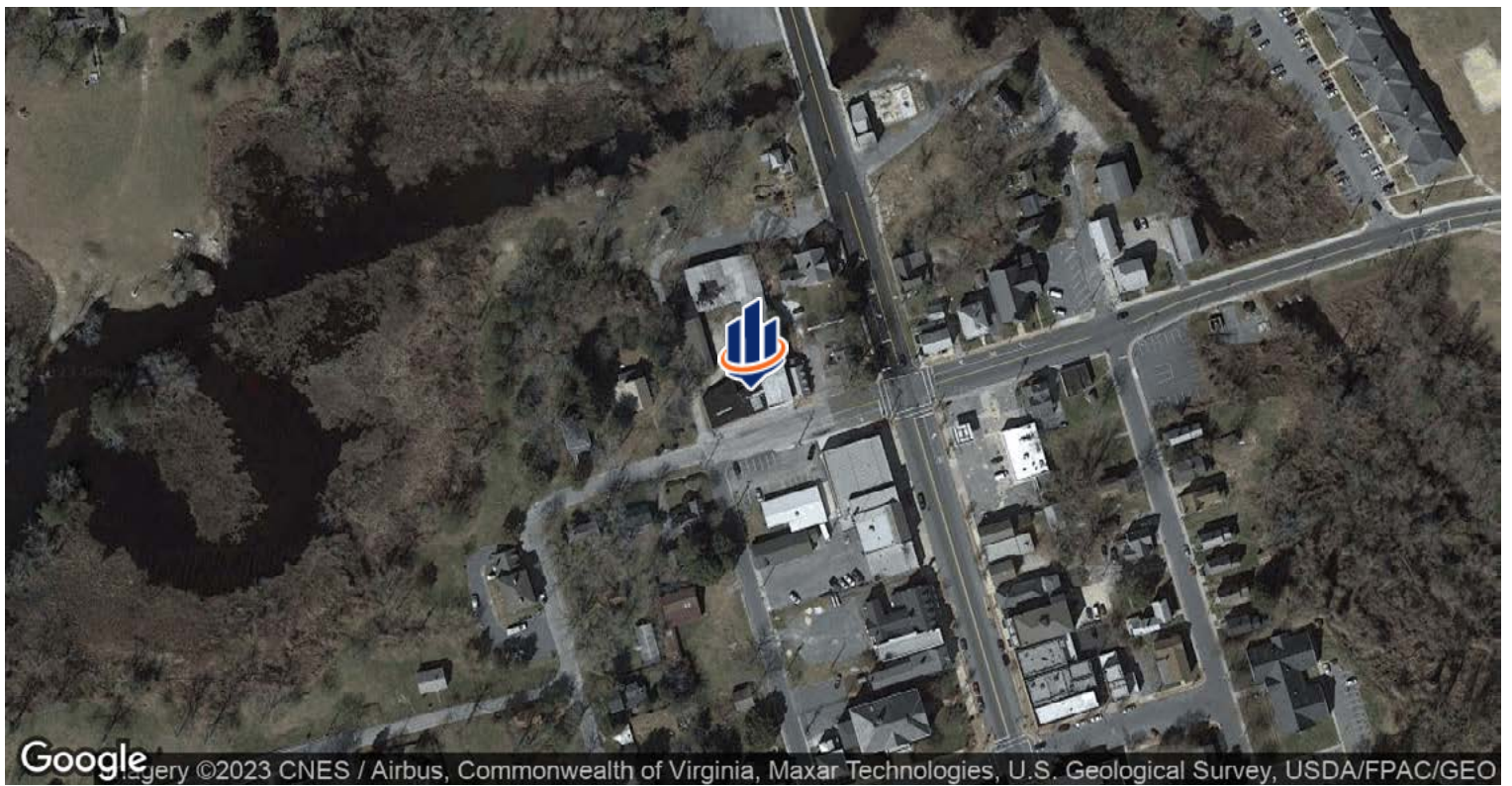
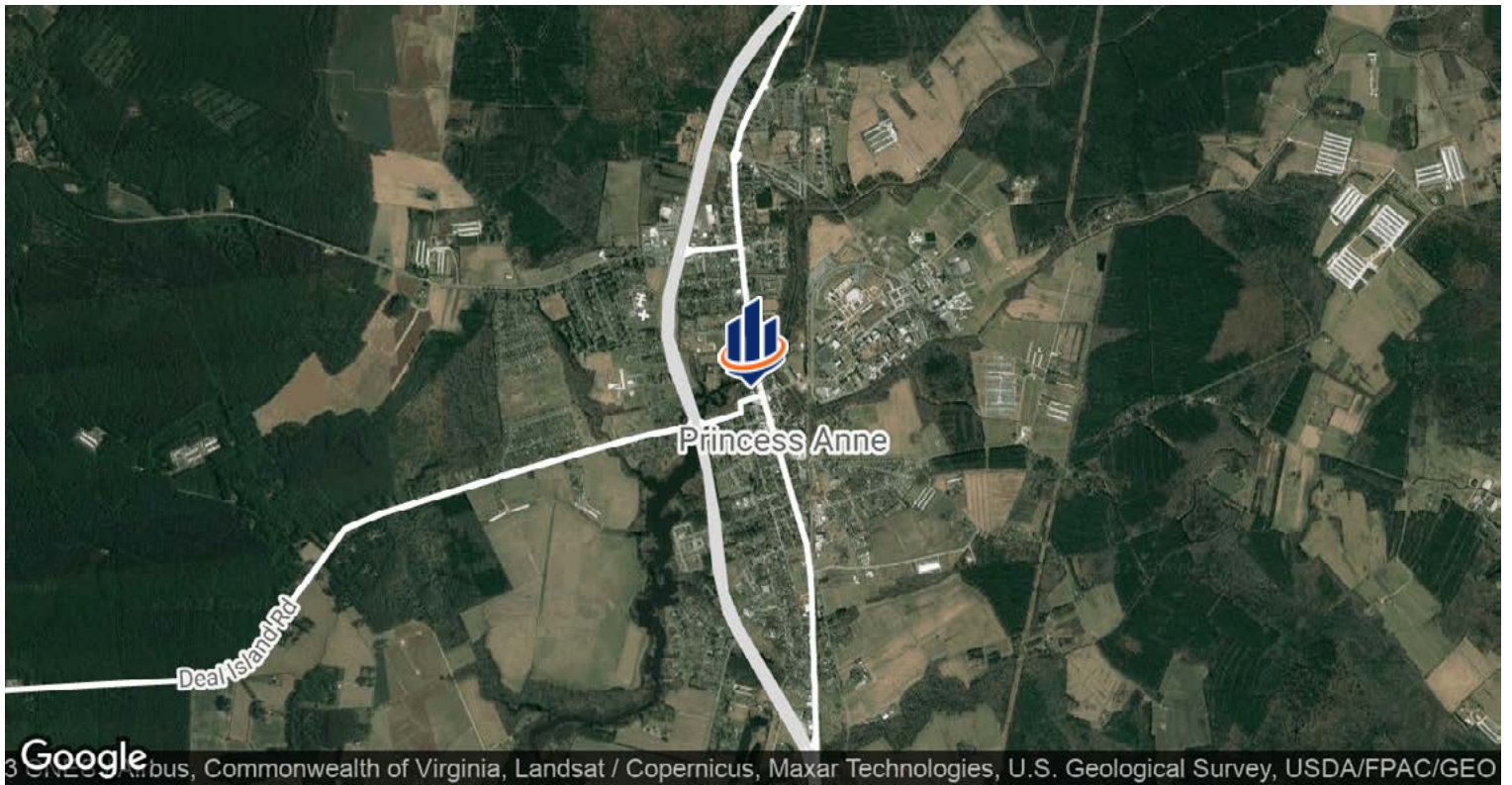
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LOCATION MAP



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RETAILER MAP



Google

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ADVISOR BIO 1



CHRISTOPHER MESSICK

Associate Advisor

chris.messick@svn.com

Direct: **410.543.2440** | Cell: **443.523.9228**

PROFESSIONAL BACKGROUND

Chris has a background in Media Production with an emphasis on Video Pre & Post Production and Graphic design. Chris began his Real Estate career as a Residential Agent and quickly transitioned into becoming a Commercial Advisor. As a new addition to the McClellan Team, his drive comes from brokering commercial Sales and Leases while building strong relationships along the way.

EDUCATION

Chris received his Bachelor of Fine Arts with a focus in New Media from Salisbury University.

SVN | Miller Commercial Real Estate

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ADVISOR BIO 2



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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Direct: **410.543.2428** | Cell: **410.430.9964**

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. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 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 \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

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 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

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