

12123 SOMERSET AVENUE

PRINCESS ANNE, MD 21853

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.69 Acres
Building Size	3,500 SF
Year Built:	1946
Zoning:	Commercial
Market:	The Eastern Shore of Maryland
Submarket:	The Delmarva Peninsula
Price / SF:	\$78.57

PROPERTY OVERVIEW

This free-standing building is located on Somerset Avenue in Princess Anne, Maryland. The building is highly visible in a great location. Most recently, the property housed a tavern; however, it would be ideal for a full restaurant or retail location also. The property is also listed for lease at a rate of \$2,200 per month, NNN. Outlined aerial photos represent an approximate property line.

Please contact the listing office for more information regarding this property.

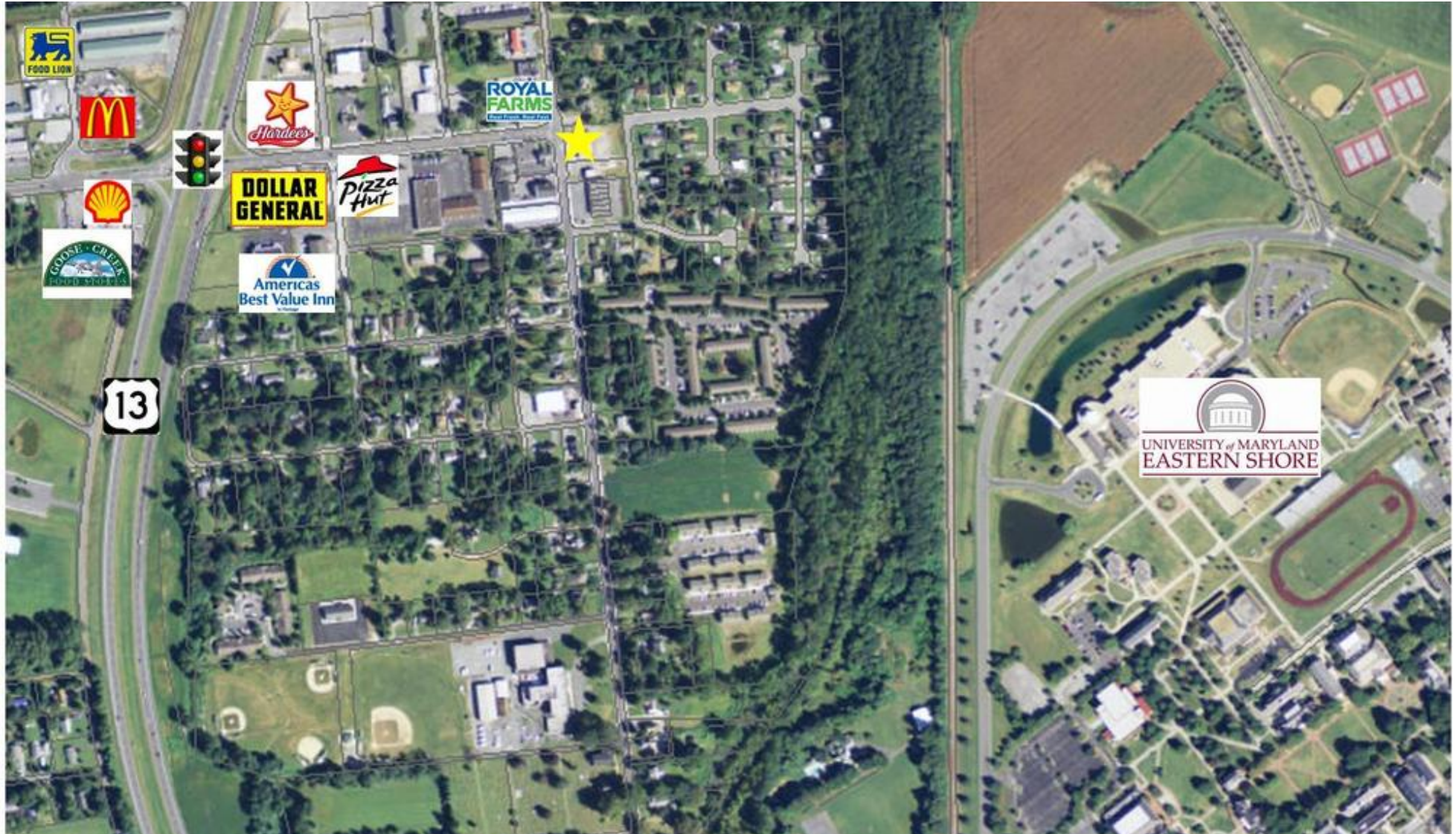
PROPERTY HIGHLIGHTS

- Located central to University of Maryland | Eastern Shore (UMES)
- Located adjacent to Route 13
- Free-standing restaurant building
- Also listed for lease at a rate of \$2,200 per month, NNN

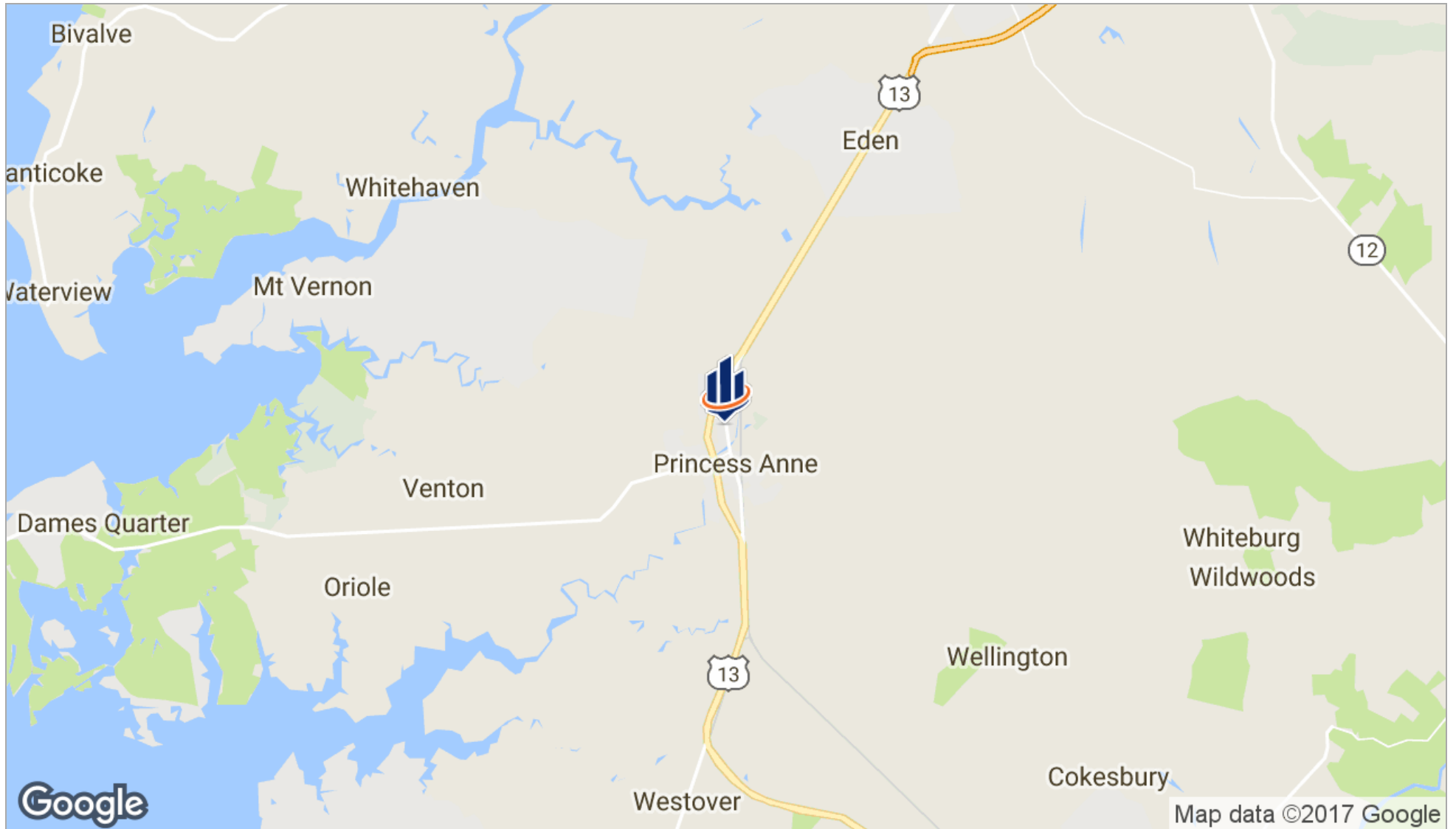
Additional Photos



Additional Photos



Location Maps



About The Advisor

CHRIS DAVIS

Senior Advisor



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PROFESSIONAL BACKGROUND

Chris Davis serves as a Senior Advisor for SVN - Miller Commercial Real Estate. Davis is a licensed Real Estate Salesperson in Maryland, Delaware and Florida who specializes in the sale of self storage facilities, hospitality and industrial properties in Maryland. 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. SVN International Corporation has appointed Davis to be a member of the SVN Self Storage Product Council as well as the SVN Florida Hospitality Team. With over 25 years of experience in the commercial real estate business, Davis has brokered over \$500 million in volume. In 2015, Davis was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation. In 2016, Davis acquired a President's Circle ranking.

Prior to joining SVN, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company, LLC. 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. Davis majored in marketing at the University of Nevada Las Vegas and plays an active role in his community serving on multiple local board associations.

EDUCATION

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

MEMBERSHIPS & AFFILIATIONS

SVNIC 2016 President's Circle member
SVNIC 2015 Partner's Circle member
Self Storage Association
Florida Self Storage Association
The Salisbury Area Chamber of Commerce Board Member
The Salisbury School Board Member

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.