



# SINGLE TENANT COMMERCIAL HOUSE AVAILABLE

100 WEST MAIN STREET  
FRUITLAND, MD 21826

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$149,999
NOI:	\$7,288
Lot Size:	.3 Acres
Year Built:	1952
Building Size:	2,748 SF
Zoning:	Highway Business District
Market:	Delmarva Peninsula
Submarket:	Eastern Shore of Maryland
Price / SF:	\$54.58

## PROPERTY OVERVIEW

Fantastic opportunity to purchase a free standing commercial property on a lighted corner in Fruitland, Maryland. Easy in-and-out route via Route 13 to points north and south, especially Salisbury, Maryland the eastern shore's largest city. House includes 4 possible offices, reception area, full kitchen, 3 bathrooms, and a stand alone two bay garage with storage above in rear of property. Commercial spaces sit on just under a third of an acre.

## PROPERTY HIGHLIGHTS

- 1,548 SF Commercial House
- 1,200 SF 2 Bay Garage with storage above
- Just under 1/3 of an Acre
- 4 Commercial Offices
- Reception Area
- Full Kitchen
- 3 Bathrooms
- Currently occupied with reliable tenant

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# Additional Photos





# Additional Photos





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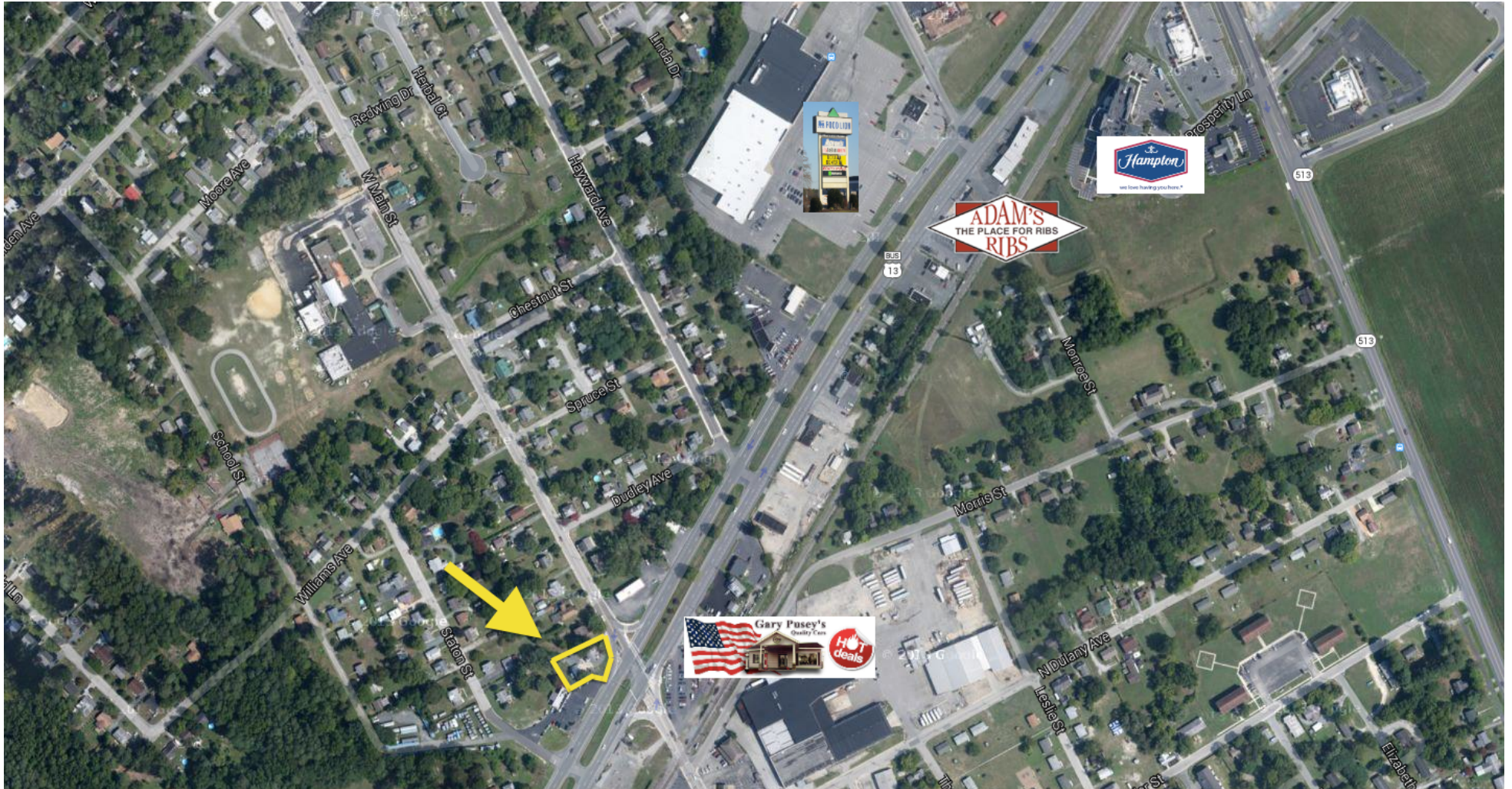


# Additional Photos



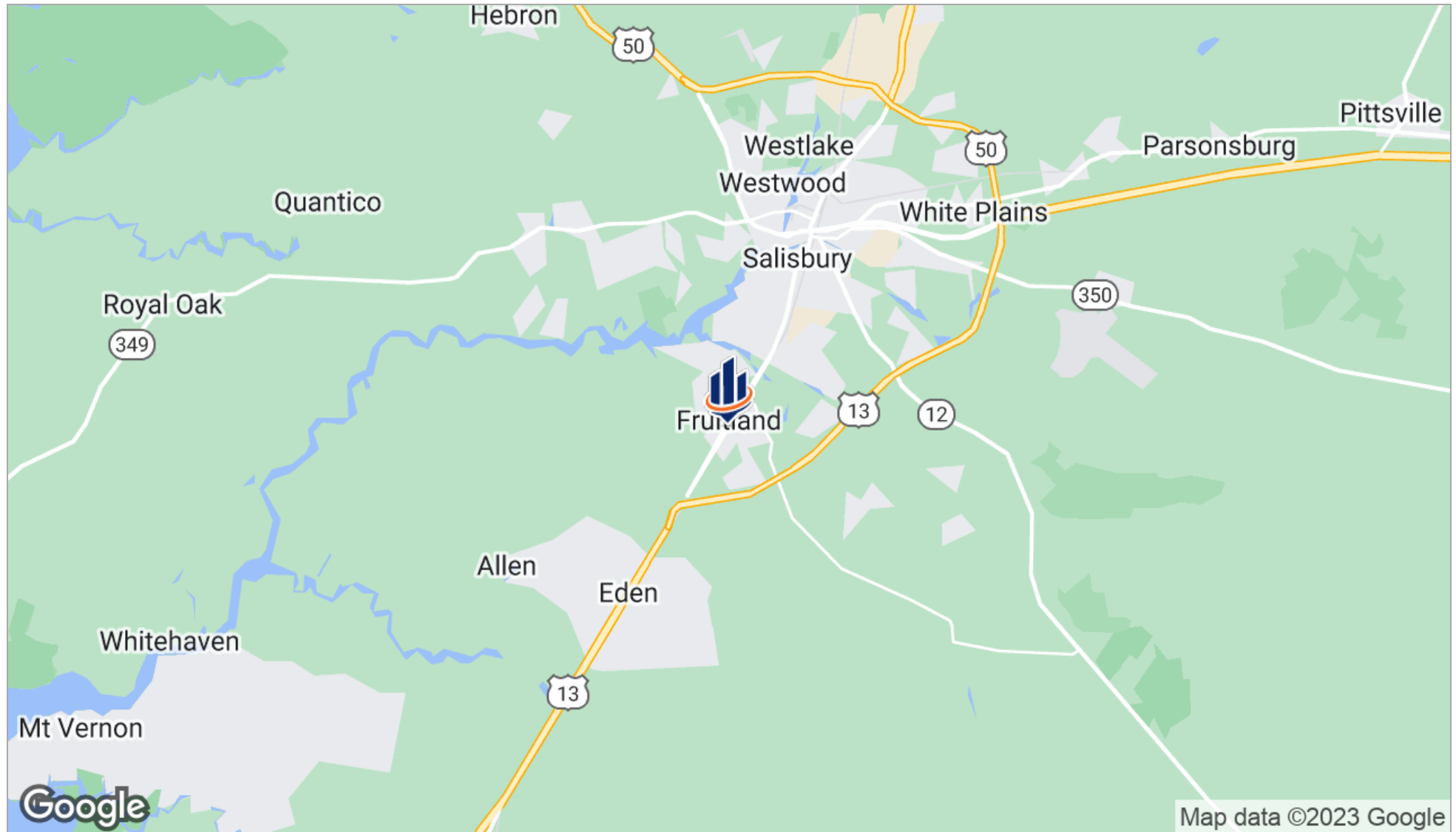


# Additional Photos



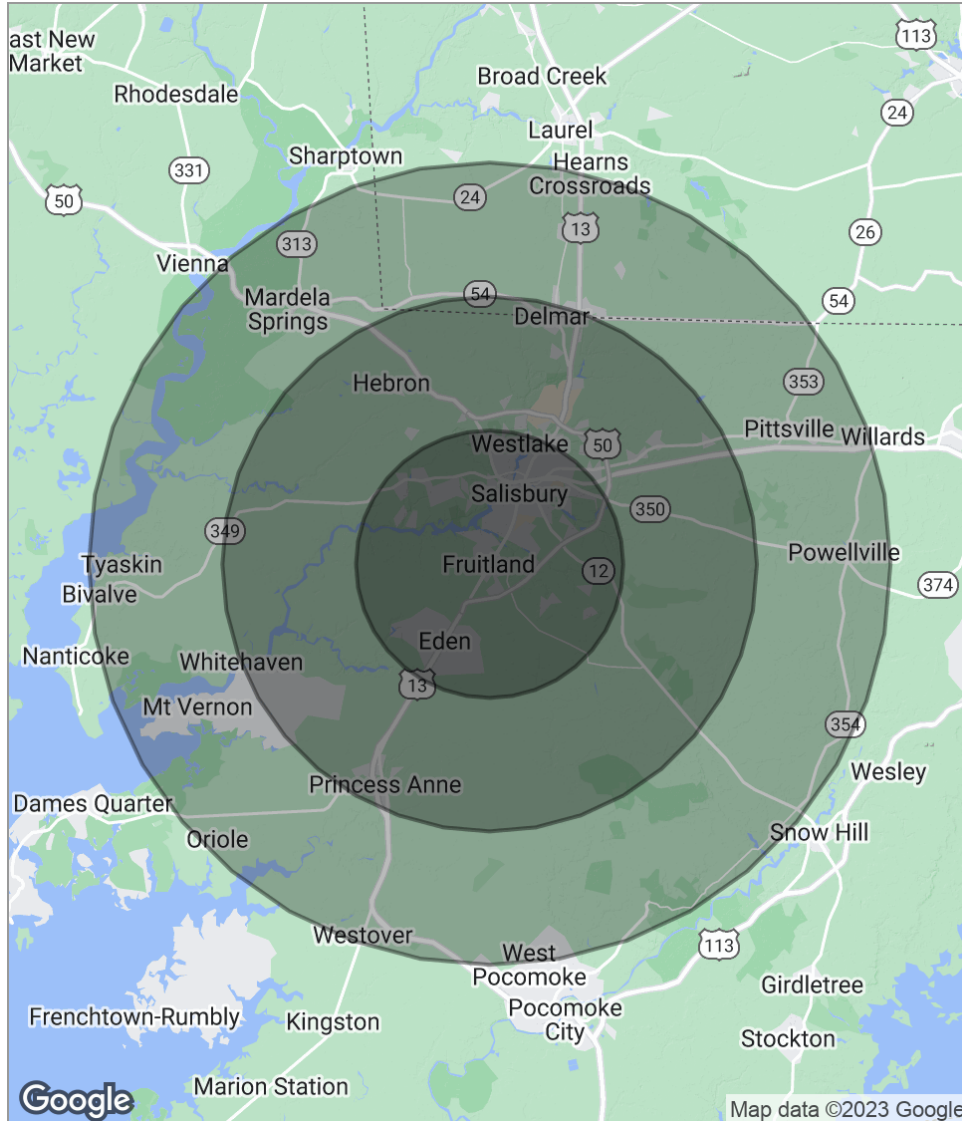


# Location Maps





# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,805	108,683	146,198
Median age	32.5	33.9	35.0
Median age [Male]	31.8	32.4	33.4
Median age [Female]	32.9	34.8	36.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,088	39,712	51,739
# of persons per HH	2.8	2.7	2.8
Average HH income	\$63,673	\$63,511	\$63,614
Average house value	\$216,054	\$212,907	\$214,995

\* Demographic data derived from 2020 ACS - US Census