

For Sale
Retail
1,975 SF



30424 Mount Vernon Road

Princess Anne, Maryland 21853

Property Highlights

- Completely remodeled +/- 1,975 commercial building on +/- 0.27 acres
- Located a block off of Route 13 (Ocean Highway)
- 20+ onsite parking spaces in a private lot
- Potential restaurant, beauty salon, professional / medical office, etc.
- Lighted pedestal signage with letter board included in sale

Property Description

Completely remodeled +/- 1,975 SF commercial building listed for sale in Princess Anne, Maryland. The property could be utilized as a restaurant, hair salon, retail outlet, professional office building, etc. The options are endless! The building has a second floor for additional storage and a private owner's office. The property has 20+ on-site parking spaces in a private lot, and is located on the heavily traveled Mount Vernon Road, just one block off Route 13 (Ocean Highway) in historic Princess Anne. The listing price includes various pieces of restaurant equipment, hood systems, furniture and supplies. Additionally, there is a lighted pedestal sign with a letter board for occupant advertising. *The seller will entertain private financing.*

OFFERING SUMMARY

Sale Price	\$189,900
Lot Size	0.27 Acres
Building Size	1,975 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	412	\$47,990
5 Miles	10,559	\$51,488
10 Miles	38,241	\$67,944

For more information

Meredith Mears

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George Merritt

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For Sale

Commercial Building

1,975 SF | \$189,900



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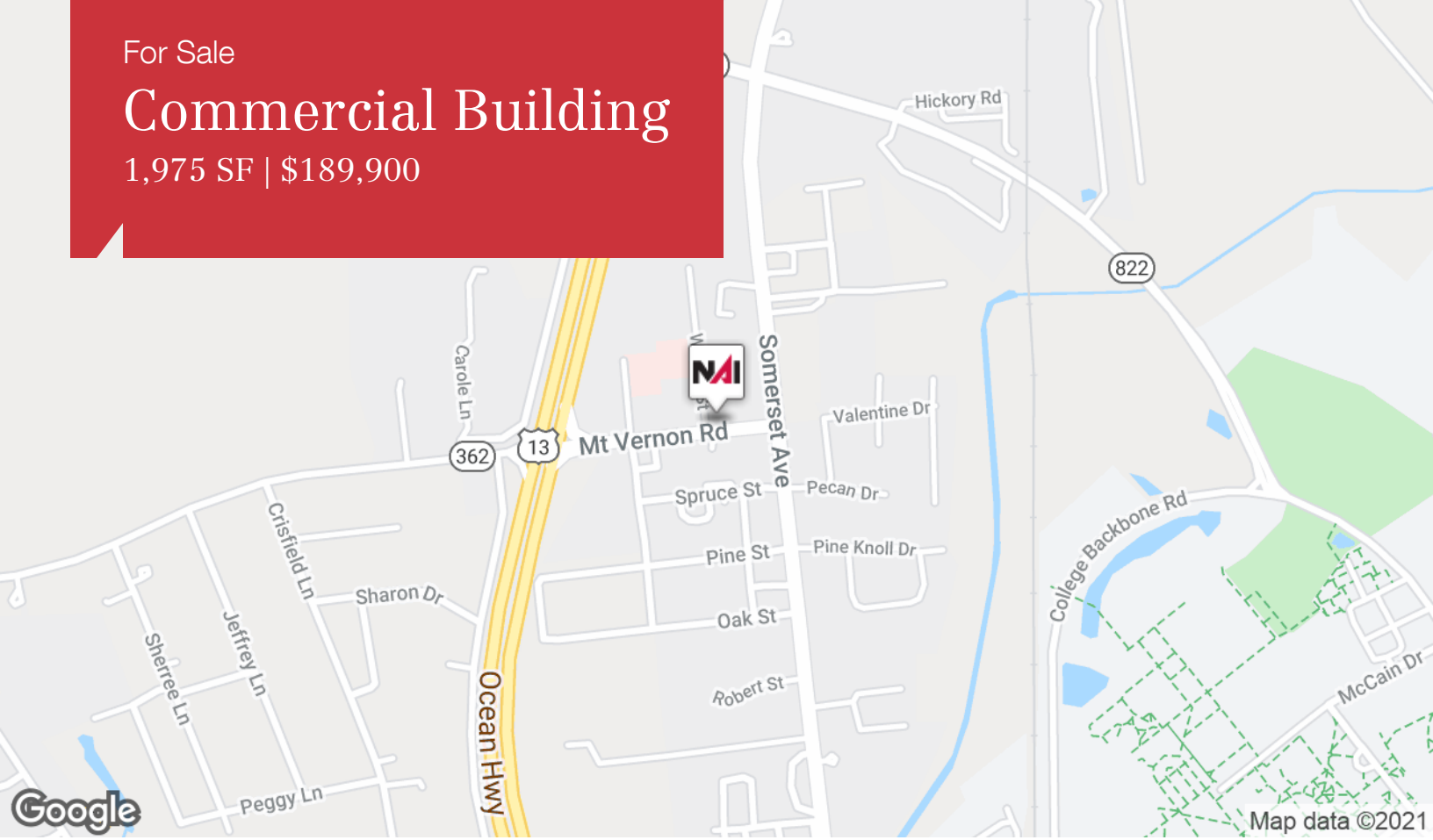


ROUTE 13
OCEAN HIGHWAY

For Sale

Commercial Building

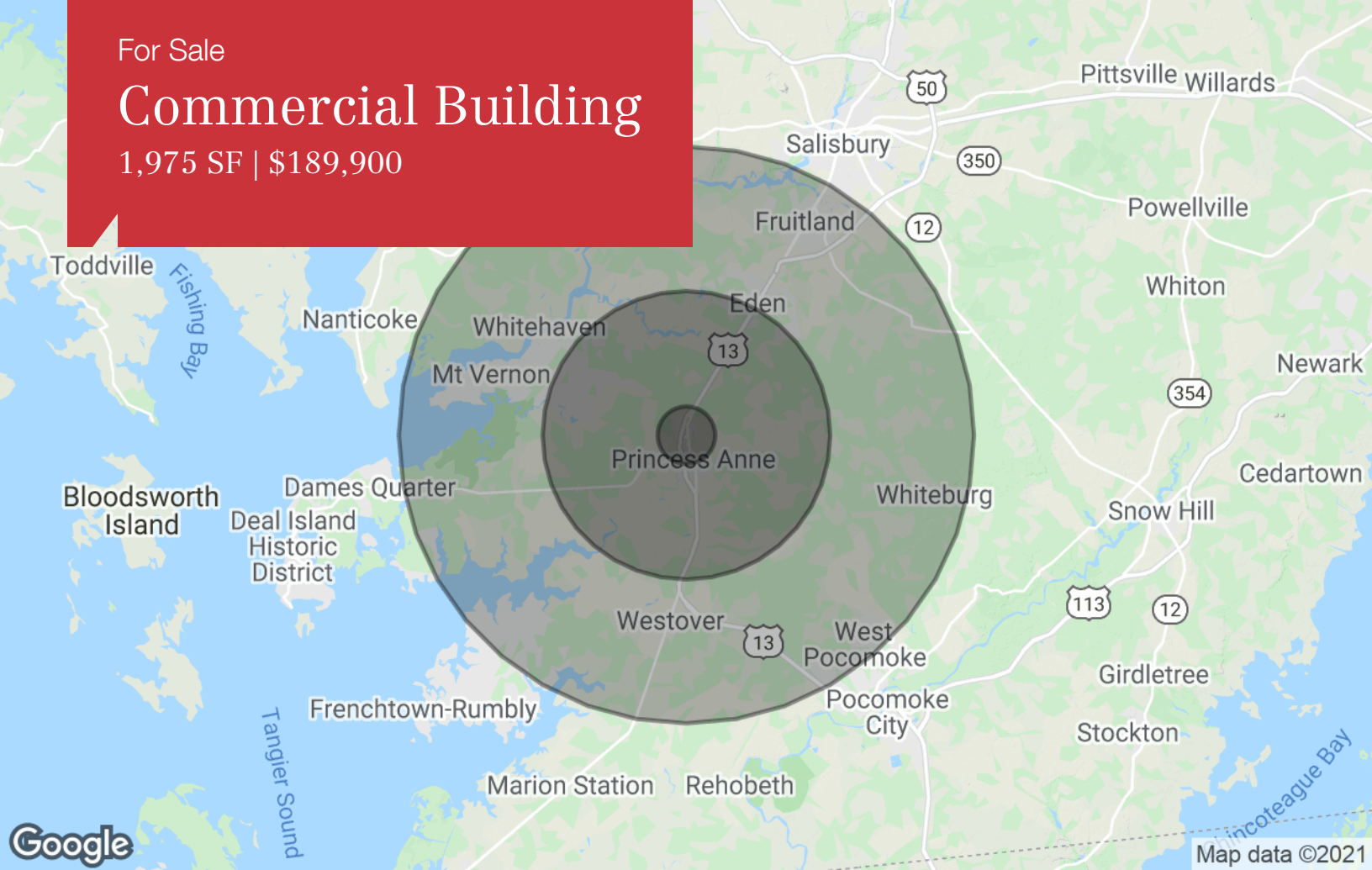
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Commercial Building

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	412	10,559	38,241
MEDIAN AGE	27.2	31.0	34.6
MEDIAN AGE (MALE)	24.8	28.5	32.8
MEDIAN AGE (FEMALE)	27.6	33.4	36.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	123	2,675	11,377
# OF PERSONS PER HH	3.3	3.9	3.4
AVERAGE HH INCOME	\$47,990	\$51,488	\$67,944
AVERAGE HOUSE VALUE	\$167,578	\$170,115	\$234,426

Race

	1 Mile	5 Miles	10 Miles
% WHITE	40.8%	39.7%	57.3%
% BLACK	57.7%	57.8%	39.8%
% ASIAN	0.2%	0.6%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.6%
% OTHER	1.2%	1.3%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.4%	4.1%	3.1%

* Demographic data derived from 2010 US Census

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Meredith Mears

Advisor

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Memberships & Affiliations

Leadership Maryland
Board of Directors
Lifetime Member

Maryland Capital Enterprises
Board of Directors

Atlantic General Hospital
Foundation Member

Top 100 Women in Maryland
Daily Record, 2020

Education

Salisbury University
B.S. Business Administration
Concentration: Marketing
2001

Professional Background

Meredith Mears is widely known as a business, economic development and commercial real estate professional based on the Delmarva Peninsula. For more than 20 years, Mears has successfully led companies, governments and communities through change, solidifying her position as a heavily experienced, trusted and reputable resource.

Mears presents her clients with a distinctive combination of skill, resources and relationships, thereby creating results that drive businesses and communities forward. Understanding the unique needs of her clients and delivering consistent results that go beyond expectation is a cornerstone of Mears's brokerage and consultancy businesses.

As a strategic leadership and project specific consultant that works with both public and private sectors, Mears has worked with Counties and statewide agencies, as well as small and large companies operating across the US.

As a licensed commercial real estate Advisor, Mears has closed large-scale corporate tenant leases for government properties as well as multi-million dollar investment property transactions. Her real estate affiliation has collectively brokered over 400 commercial real estate transactions, and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Mears remains very active in her community, serving on the Boards of Leadership Maryland, Atlantic General Hospital and Maryland Capital Enterprises. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her contributions in business, community and mentoring. Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her husband, Jon and son, Gabe.

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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.