



# 600 GLEN CENTER

600 GLEN AVENUE  
SALISBURY, MD 21804

**Bradley Gillis, CCIM**  
Senior Advisor  
410.543.5115  
bradley.gillis@svn.com

**Joey Gilkerson**  
Advisor  
410.543.5115  
joey.gilkerson@svn.com

**Chris Gilkerson**  
Advisor  
410.543.2440  
chris.gilkerson@svn.com

# Executive Summary



## OFFERING SUMMARY

Available SF: 5,000 - 160,000 SF

Lease Rate: \$9.95 SF/yr (NNN)

Building Size: 160,000

Market: Eastern Shore of Maryland

Submarket: Salisbury

## PROPERTY OVERVIEW

Looking to be a part of the next big redevelopment in Salisbury? 600 Glen Ave is your location for new, hip, centrally located professional office/warehouse. This space is extremely flexible with ample parking, built to suite, and up to 30-foot ceiling height. Up to 160,000 square feet, can sub-divide down to 5,000 square feet. Access time to major transportation vectors RT 50 and RT 13 are 2 minutes and 5 minutes respectively with Salisbury Wicomico Regional Airport, the second largest in Maryland, only 10 minutes away. Located in the heart of Salisbury, MD next to the Civic Center.

OPTION TO LEASE SPACE AS-IS FOR \$4.00 PSF.  
<http://properties.svn.com/188175-lease>

## PROPERTY HIGHLIGHTS

- 160,000 SF To be Completely Redeveloped
- Motivated & Affordable Work Force In Place
- Convenient Access to Route 13 & Route 50
- 10 Minutes to Largest Regional Airport in Maryland
- Very Heavy Power Capacity

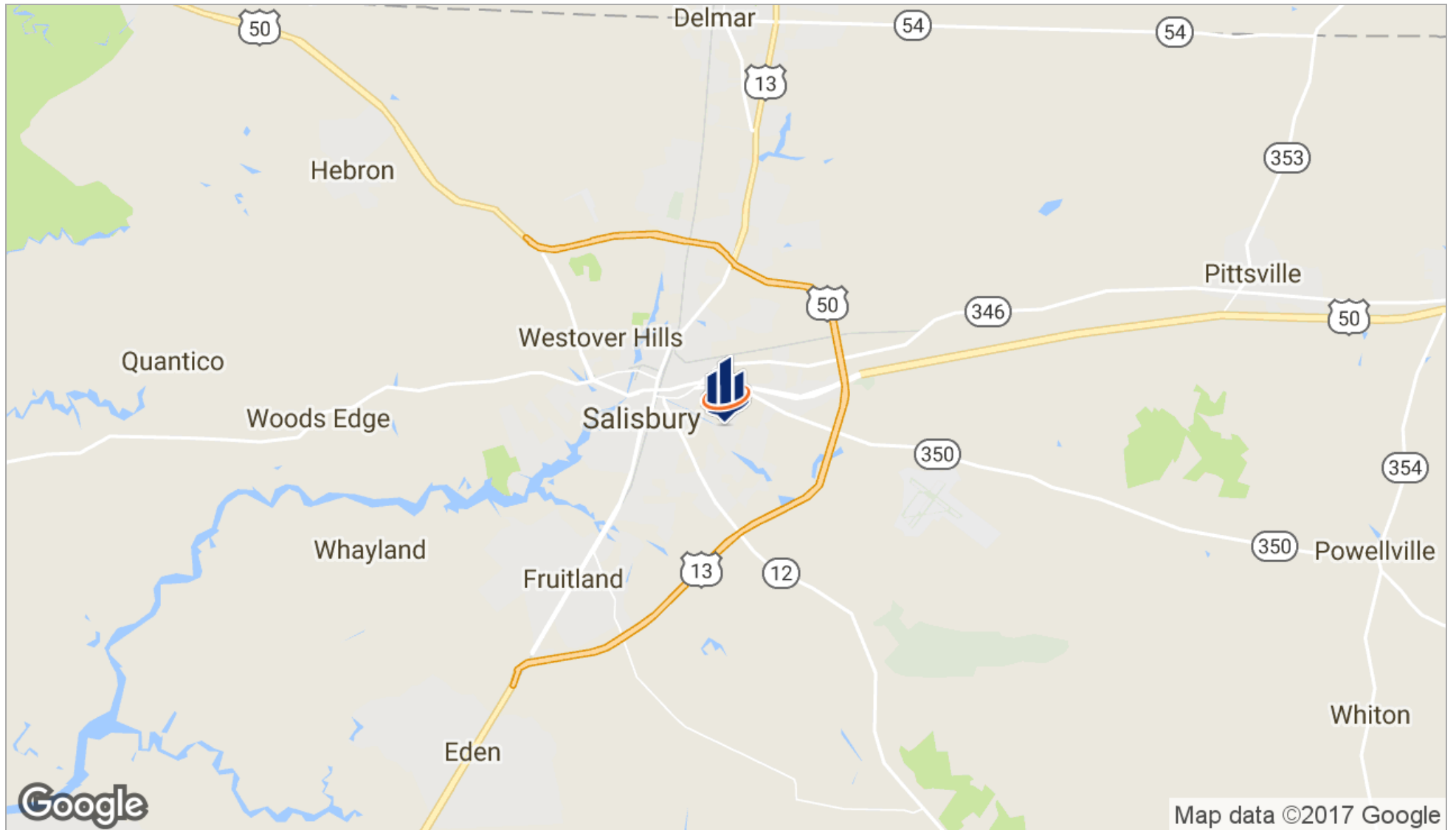
# Additional Photos



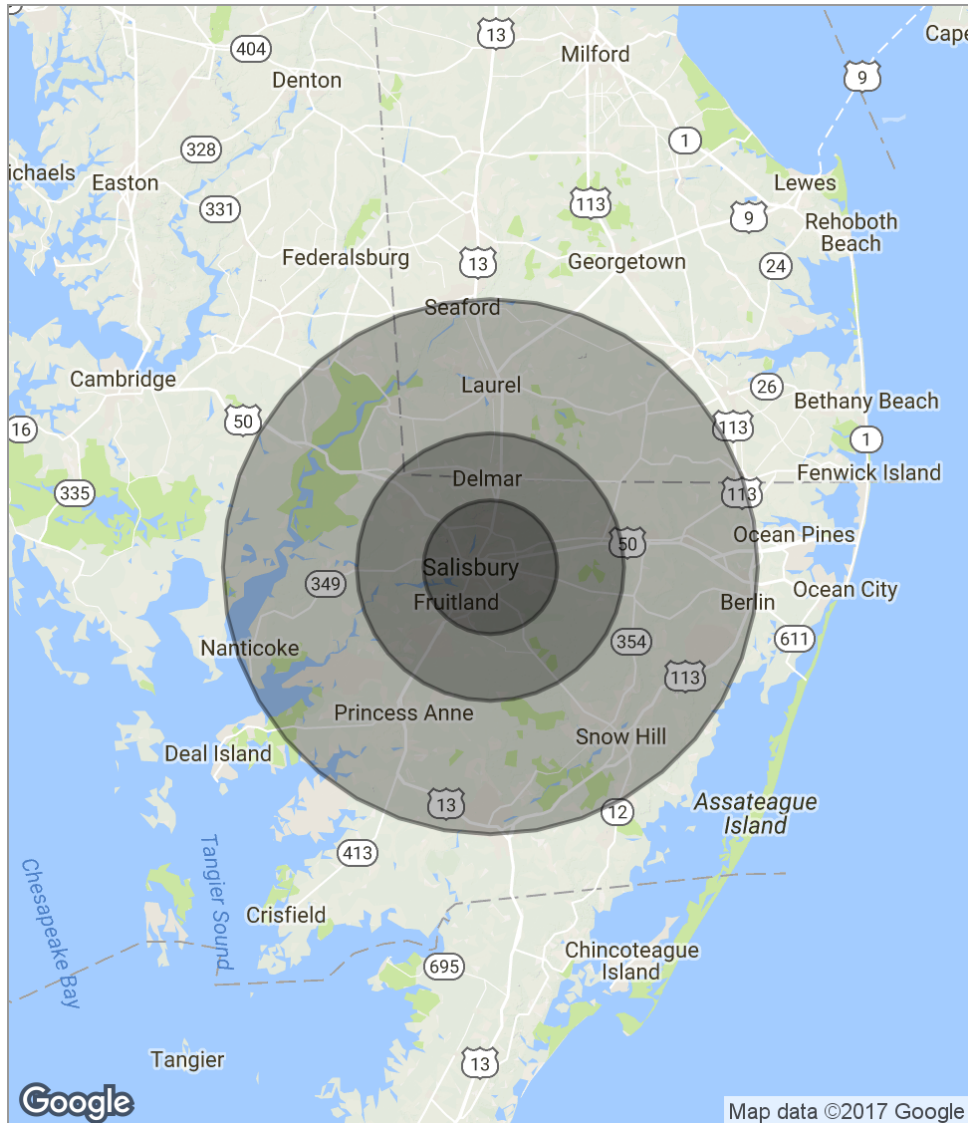
# Aerial Map



# Location Maps



# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	68,328	111,341	195,352
Median age	33.3	34.6	36.3
Median age (male)	31.7	33.1	35.0
Median age (Female)	34.3	35.5	37.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	25,900	41,216	70,685
# of persons per HH	2.6	2.7	2.8
Average HH income	\$59,913	\$64,493	\$63,309
Average house value	\$204,973	\$215,028	\$226,093

*\* Demographic data derived from 2010 US Census*

# Advisor Bio & Contact Information

## **BRADLEY GILLIS, CCIM**

Senior Advisor



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206 E. Main Street  
Salisbury, MD 21801  
T 410.543.5115  
C 410.430.6838  
bradley.gillis@svn.com

## **PROFESSIONAL BACKGROUND**

Mr. Gillis is a Principal with Devreco Development Real Estate Company and a Senior Advisor for SVN-Miller Commercial Real Estate. Bradley specializes in the adding value to commercial real estate. Gillis has a history of sales and leases of Medical/Professional Office, Industrial and Investment Properties on the Eastern Shore of Maryland and Delaware. Starting his commercial real estate career in 2004, Gillis has secured well over 300 transactions resulting in a career volume in excess of \$300 million. Notable clients that Gillis has worked with include Peninsula Regional Medical Center, Nanticoke Memorial Hospital, University of Maryland Medical System, Walgreens, CVS, Zoetis and Safran. Active in his community, Gillis is Past President of the Salisbury Area Chamber of Commerce, and the youngest ever to serve as President. Gillis is a member of the Salisbury Wicomico Economic Development, Greater Salisbury Committee, the Wicomico County Youth and Civic Center Commission, and, in addition serves on the Career Advisory Board for Salisbury University. He holds the industry's most prestigious designation, Certified Commercial Investment Member (CCIM). Bradley earned a bachelor's degree in Business Administration from Hawaii Pacific University in Honolulu, HI. Mr. Gillis lives in Salisbury, MD with his wife Kim and sons Jackson and Beau.

# Advisor Bio & Contact Information

## JOEY GILKERSON

Advisor



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206 E. Main Street  
Salisbury, MD 21801  
T 410.543.5115  
C 443.880.6055  
[joey.gilkerson@svn.com](mailto:joey.gilkerson@svn.com)

## PROFESSIONAL BACKGROUND

Mr. Gilkerson is a Principal with Devreco Development Real Estate Company and an Advisor for SVN-Miller Commercial Real Estate; he has been involved in the Real Estate industry for a decade. Joey has participated in over one hundred commercial real estate transactions since the inception of his career. Gilkerson specializes in Tenant and Buyer Representation for Office and Industrial users of Real Estate in Delaware and Maryland's Eastern Shore. In addition to brokerage activities, Joey leads the Accounting, Tenant Retention and Portfolio Management efforts on behalf of the Devreco team. Joey is a community advocate with a passion for philanthropy; he is active on several downtown-related committees and boards and Wor-Wic Community College's Foundation Board. Formerly, Gilkerson has served on the board for Habitat for Humanity as chair of the site selection committee in Wicomico County, and the Chair for the Young Professionals of the Salisbury Area Chamber of Commerce. Mr. Gilkerson is a graduate of Salisbury University and lives in Salisbury, Maryland with his wife Lauren and their son Roman.



# Advisor Bio & Contact Information

## CHRIS GILKERSON

Advisor



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206 E. Main Street  
Salisbury, MD 21801  
T 410.543.2440  
[chris.gilkerson@svn.com](mailto:chris.gilkerson@svn.com)

## PROFESSIONAL BACKGROUND

Mr. Gilkerson is a Principal with Devreco Development Real Estate Company and brings over 15 years of experience in construction management to the table. Chris has experience working with all aspects of the construction process since he began his career in 2001. He has overseen and participated in over one hundred construction and development projects. Chris has experience with many building and product types, including: Industrial, Residential/Multifamily, Retail and Professional/Medical Office. Notable projects include the oversight of the construction of Delmarva Health Pavilion, a 50,000 sq ft medical office building in Millsboro, Delaware and the redevelopment of a 200,000 sq ft industrial building re-purposed to a Medical Office complex locally known as Shore Health Pavilion in Easton, Maryland. He has also overseen several intricate redevelopment projects of historic downtown buildings. In addition to having a focus on construction management, Chris is a licensed real estate sales person and represents Tenants and Buyers of Industrial and Office properties on Maryland's Eastern Shore. Mr. Gilkerson is a graduate of Salisbury University and lives in Salisbury, MD, with his wife Ashley and children Leo and Alexandra.