

FOR SALE

OFFICE/WAREHOUSE

105 N Dulany Avenue | Fruitland, MD



Sale Price: \$495,000

Square Feet: 8,000 ± SF

Lot Size: 0.55 Acres

Zoning: C-1

PROPERTY OVERVIEW: 8,000 +/- SF located just off of Rt.13 in Fruitland MD. 4,000 +/- sf of office space and 4,000 +/- sf warehouse. Office space includes 10 small offices, 2 kitchenettes, reception area with window and ladies/mens restroom. Floor plan included in marketing package. Owner is extremely motivated and willing to get creative to make a deal. Bring All Offers!!! Call or email today for a marketing package and brochure. Listed 90k below recent appraisal.

PROPERTY HIGHLIGHTS:

- **8,000 ± SF Office/Warehouse**
- **Located Just Off US Route 13**
- **Listed \$90k BELOW Recent Appraisal**



218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
443.614.4297
mtrader@rinnier.com

AERIAL

OFFICE/WAREHOUSE

105 N Dulany Avenue | Fruitland, MD



RINNIER
DEVELOPMENT COMPANY

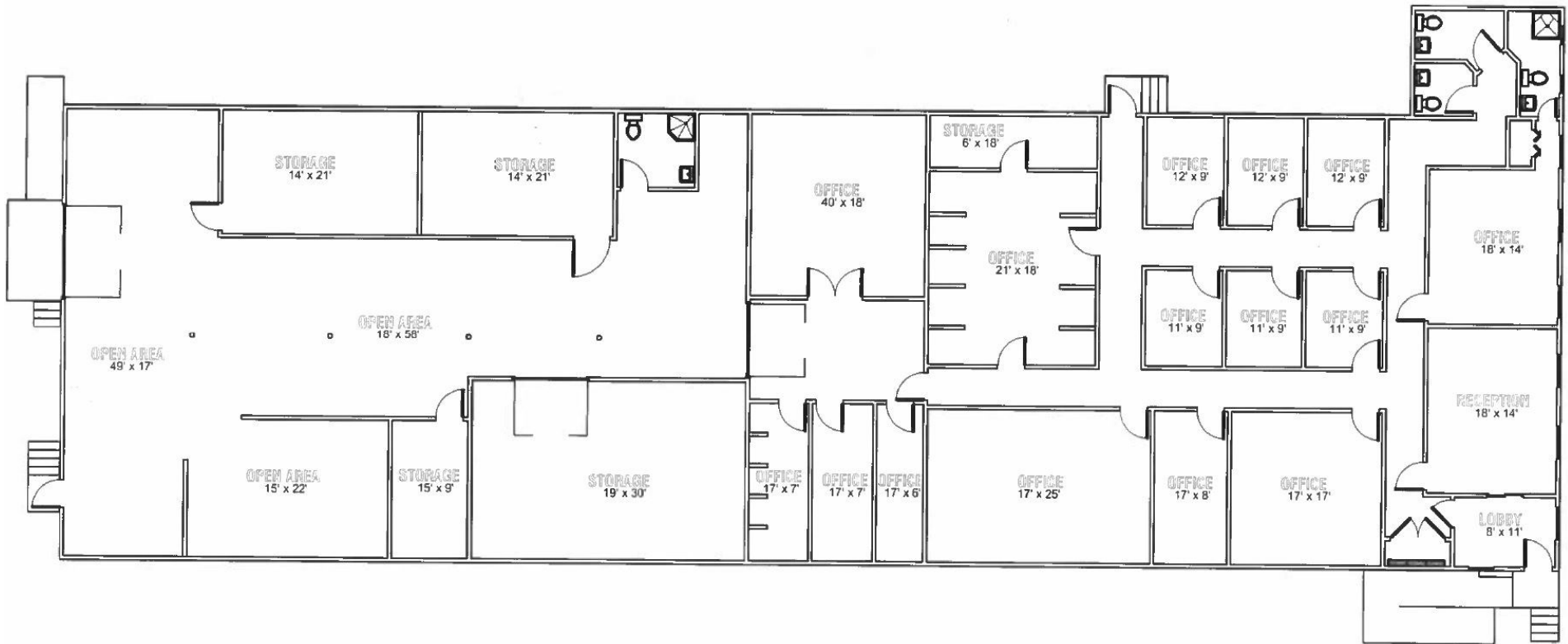
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FLOOR PLAN

OFFICE/WAREHOUSE

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04-06-14

105 N. Dulany Ave Fruitland, Maryland

NOT TO SCALE

DEMOGRAPHICS

OFFICE/WAREHOUSE

105 N Dulany Avenue | Fruitland, MD



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,475	30,079	64,524
Median age	35.8	31.4	32.6
Median age (Male)	33.1	30.4	31.8
Median age (Female)	37.4	31.7	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,304	10,653	23,406
# of persons per HH	2.7	2.8	2.8
Average HH income	\$76,814	\$68,305	\$63,419
Average house value	\$225,278	\$232,329	\$216,182

* Demographic data derived from 2010 US Census