

NEW IN SALISBURY:

227K SF Business Community

FLEX/R&D | RETAIL | PAD SITE



Salisbury Exchange

E Naylor Mill Road at Parsons Lake Drive
Salisbury, MD 21804



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Salisbury Exchange

- ▶ Salisbury Exchange is a 26-acre Wicomico County business community located off E Naylor Mill Road near downtown Salisbury.
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 51,040 square-feet with full-building opportunities for a variety of office, flex/R&D, and warehouse uses.
- ▶ Development plans include more than 219,200 square feet of flex/R&D, an 8,125 square foot inline retail building, plus a retail pad site.
- ▶ Located adjacent to The Centre at Salisbury, the Eastern Shore's largest shopping center.

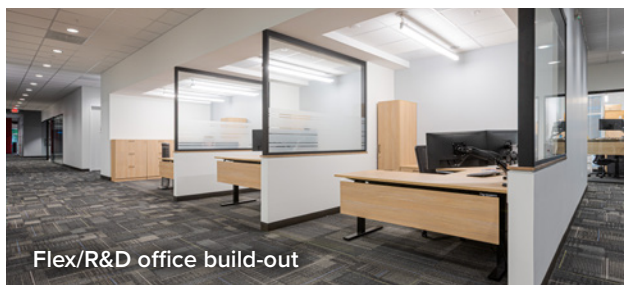
Traffic Count (MDOT)

Salisbury Bypass (US 50) at US 13: 38,076 vehicles/day

US 13 at E Naylor Mill Road: 38,582 vehicles/day

Demographics

	3 Miles	5 Miles	7 Miles
Population	28,599	66,651	91,361
Number of Households	11,267	25,493	34,549
Avg. Household Income	\$93,631	\$98,271	\$93,958



For more information on Salisbury Exchange, visit: sjpi.com/salisburyexchange

Flex/R&D Buildings

2413 E Naylor Mill Road	37,040 SF	
2425 E Naylor Mill Road	37,040 SF	
Building A	44,000 SF	FUTURE
Building B	51,040 SF	FUTURE
Building C	50,160 SF	FUTURE

Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,500 up to 51,040 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	Neighborhood Business, Regional Commercial, and Light Industrial

Inline Retail

Retail Building	8,125 SF	FUTURE
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Pad Site

240 E Naylor Mill Road	1.10± Acre
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Salisbury Exchange

SITE PLAN

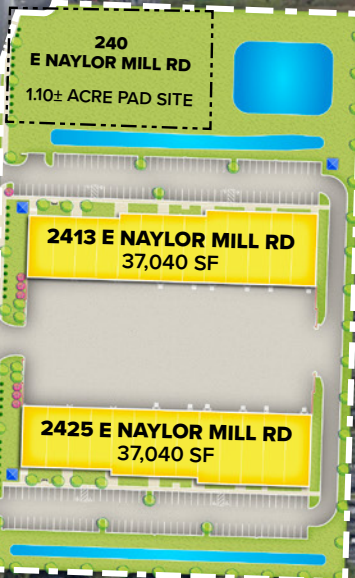


E NAYLOR MILL ROAD



MALL DRIVE

**CALIBER
COLLISION**



THE CENTRE
at Salisbury





Distances to:

Salisbury, MD (Downtown)	4 miles
Salisbury University	5 miles
Delaware/Maryland State Line	4 miles
Berlin, MD	24 miles
Millsboro, DE	23 miles
Virginia/Maryland State Line	39 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

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