

FOR LEASE Available Immediately

Sea Gull Square






Salisbury, MD 21801

Overview

Sea Gull Square is the Maryland Eastern Shore's signature mixed use development, a \$45 million, 230,000 square foot project consisting of 23,000 square feet of retail space and 605 units of high-quality student housing. Designed around the needs of Salisbury University and its 9,000 students and faculty, the building is literally a "gateway", providing the primary pedestrian pathway to campus from Salisbury Boulevard and its daily traffic count of over 22,000 vehicles per day. The available retail space has direct frontage and signage to Salisbury Boulevard (US 13).

Quick Facts

Availability	Immediate
Size	Suite 172-174 (Former Starbucks): 2,000 SF Suite 170 (Former Tutti Frutti): 1,579 SF Suite 192-196 (Former Designer's Edge): 3,556 SF
Rental Rate	TBD
Net Charges	CAM: \$3.05, Real Estate Taxes: \$1.15, Insurance: \$0.40

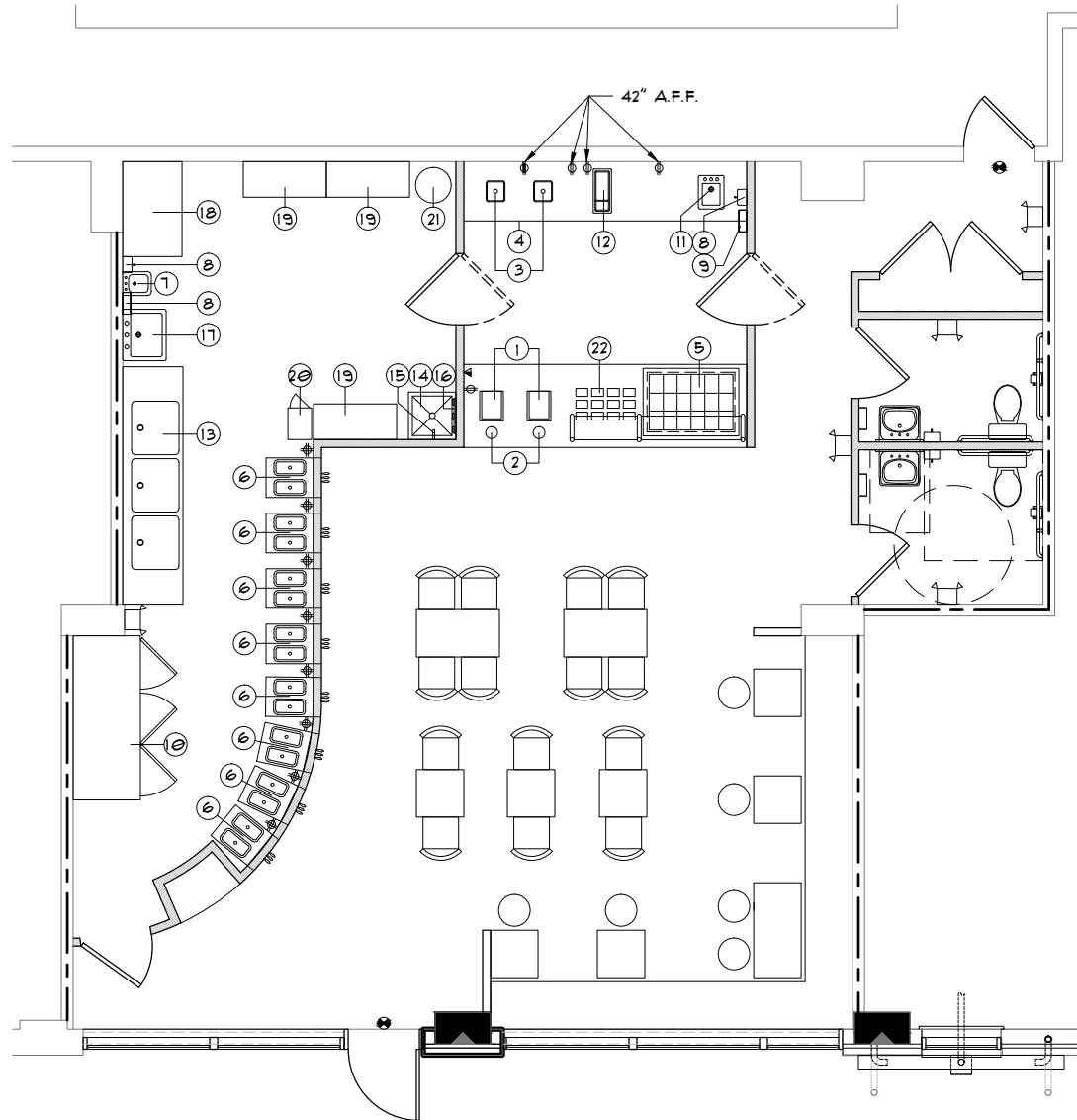
2018 Demographics	1 mile	3 miles	5 miles
 POPULATION	11,965	50,036	72,690
 HOUSEHOLDS	3,454	18,200	26,622
 AVG. HH INCOME	\$66,609	\$66,930	\$72,166
 DAYTIME POPULATION	13,968	58,652	81,445
 TRAFFIC COUNT	22,731 AADT (US 13)		

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COMMERCIAL REAL ESTATE

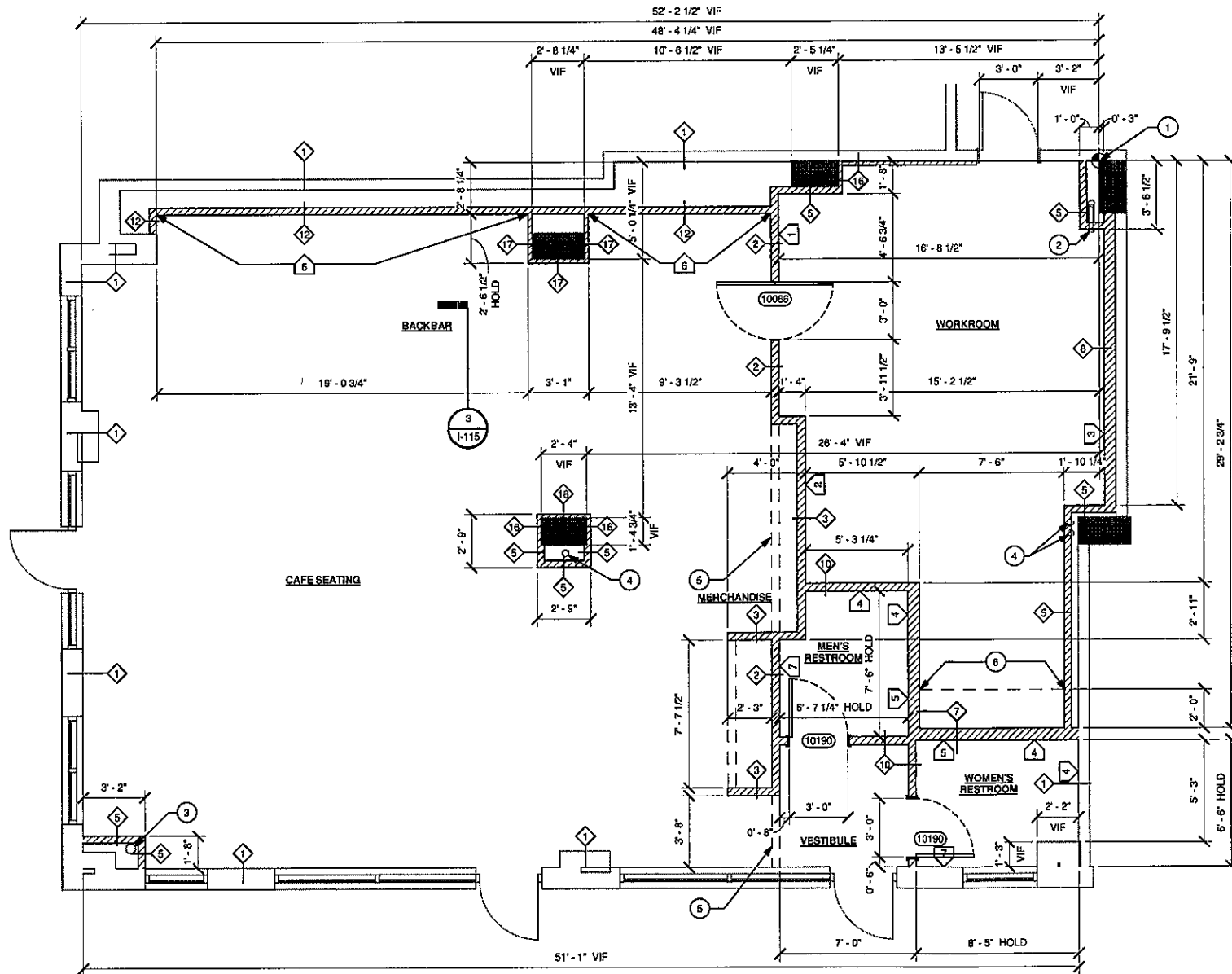
DOGWOOD DRIVE
(RIGHT-OF-WAY VARIES)





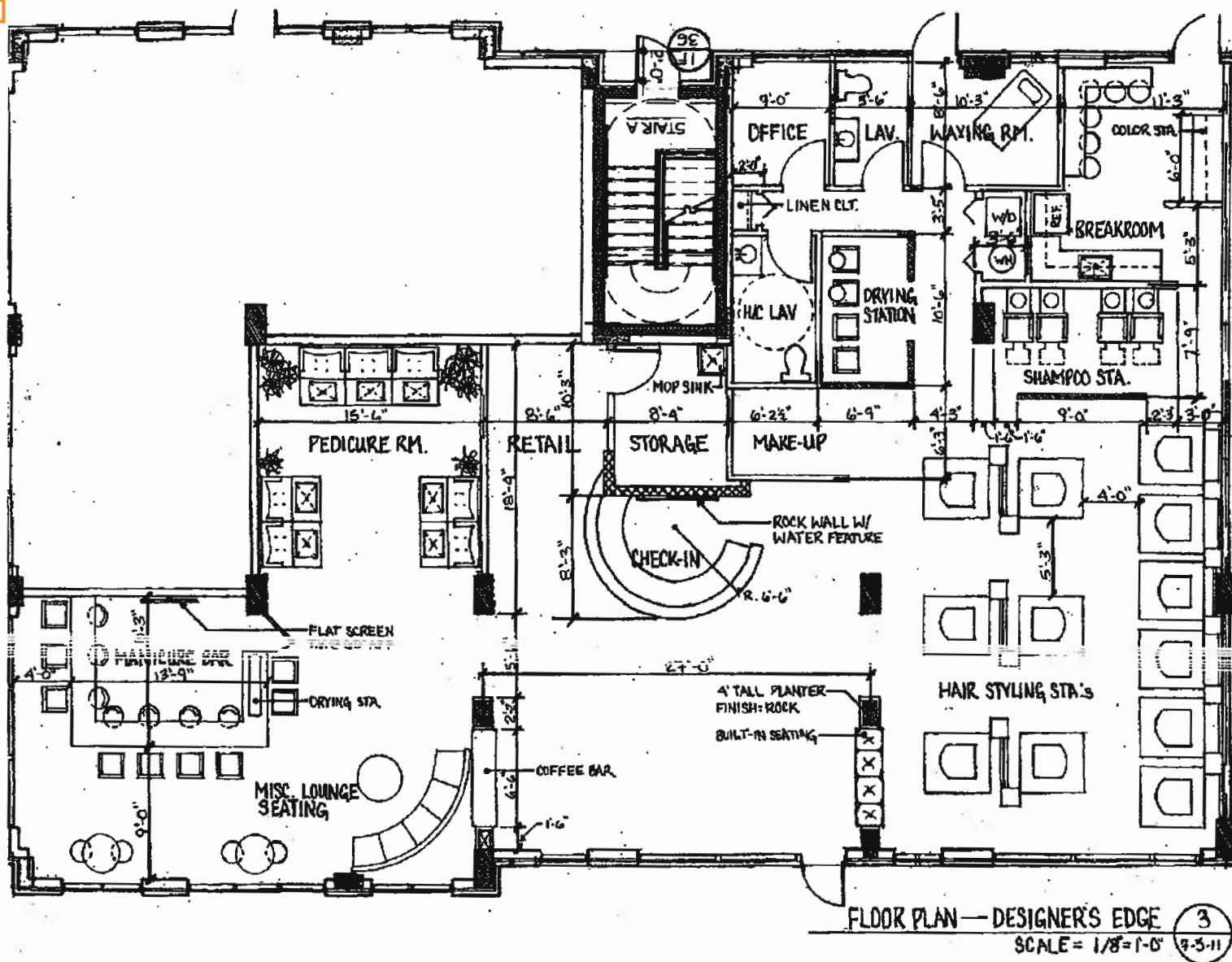
2 EQUIPMENT PLAN

SCALE 1/4"=1'-0"



1 Floor Plan
Scale: 1/4" = 1'-0"





Salisbury
UNIVERSITY
8,748 STUDENTS

SEA GULL SQUARE

SPACES

22,731 AADT

S Salisbury Blvd

BUS
US
13

1305 S SALISBURY BLVD

Hardiee's

ANGELO'S PIZZA & SUBS
DAMOKEE VAPOR

CLUB PILATES

SportClips

tropical CAFE

PROPOSED
1,676 SF

ihop

FIVE GUYS
BURGERS and FRIES

BB&T

Salisbury
UNIVERSITY
EAST CAMPUS COMPLEX

Island Creamery

Smokin' BBQ GRILL
HOPPER'S
WAYBACK BURGERS
cricket



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Property Aerial

Sea Gull Square / Salisbury, MD 21801





Interested? Contact:

Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

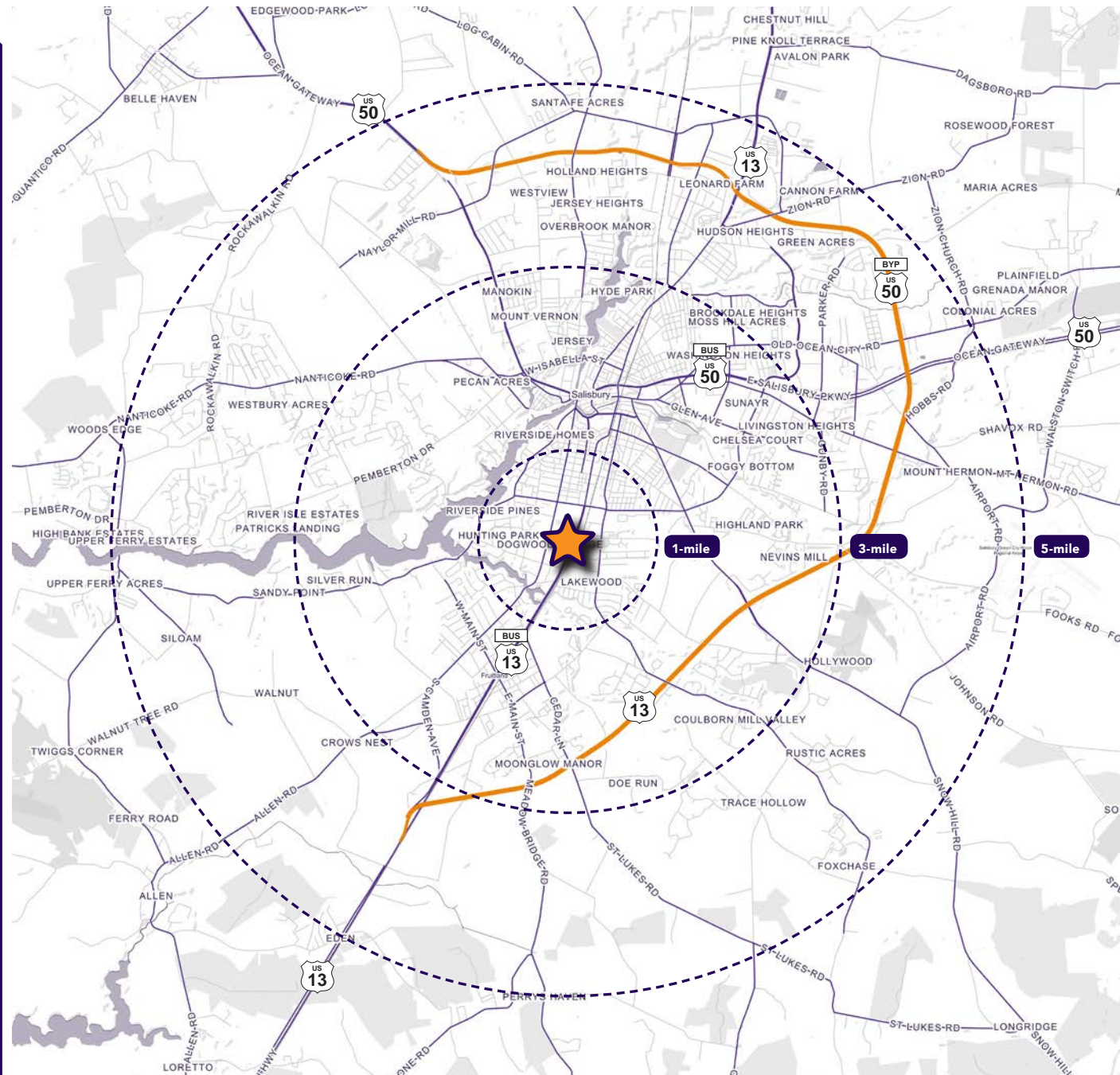
📞 443.223.0662

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 410.960.0361



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com
Member of
REALTY
RESOURCES