

100 BRIDGE CT

Stevensville, MD 21666

**PROPERTY DESCRIPTION**

Approximately 3,850 SF of versatile flex space combining finished office/support areas with a substantial shop, warehouse and storage component. The front portion includes multiple rooms suitable for private offices, reception, showroom or administrative use, along with a kitchen and restroom. The rear provides approximately 3,000 SF of functional shop/work space with a large open work area, concrete floors, extensive lighting, storage areas and drive-in overhead-door access. Situated on approximately 0.83 acres, the property also provides on-site parking and room for commercial vehicles. Well suited for contractors, trades, service businesses, light manufacturing, woodworking, distribution and other flex users.

PROPERTY HIGHLIGHTS

- ±3,850 SF total
- ±3,000 SF shop, warehouse & storage area
- ±850 SF finished office
- Private offices / Kitchen and restroom

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Gross)
Number of Units:	3
Available SF:	3,850 SF
Lot Size:	38,172 SF
Building Size:	5,180 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	36,081	169,146	738,137
Total Population	89,567	436,321	1,880,593
Average HH Income	\$169,466	\$160,727	\$123,525

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BRET DAVIS

Agent
O: 410.677.0909
C: 240.994.6481
brettdavis@kw.com

TONNEY INSLEY

Agent
O: 410.844.4160
C: 703.969.8825
Tinsley@davis-strategic.com
MD #653457

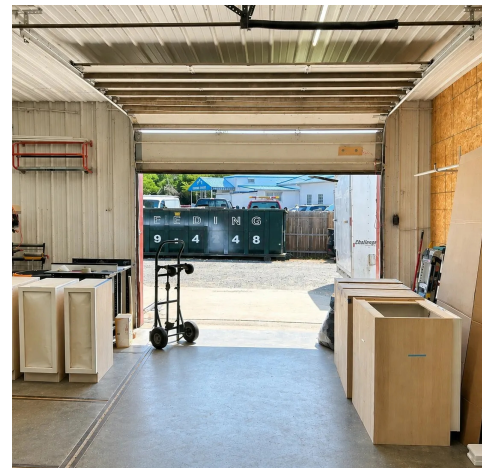
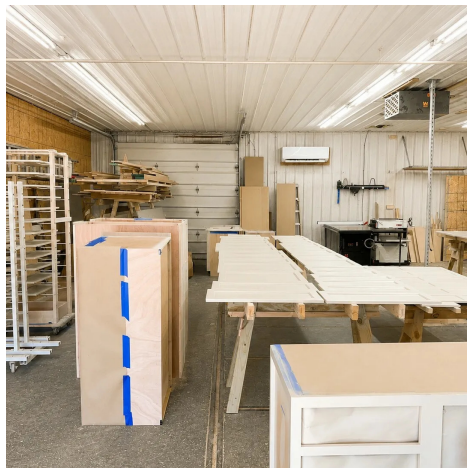
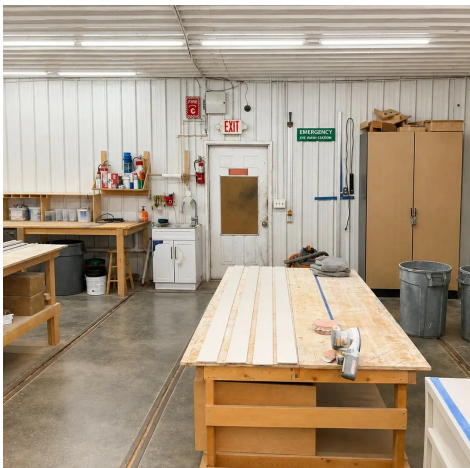
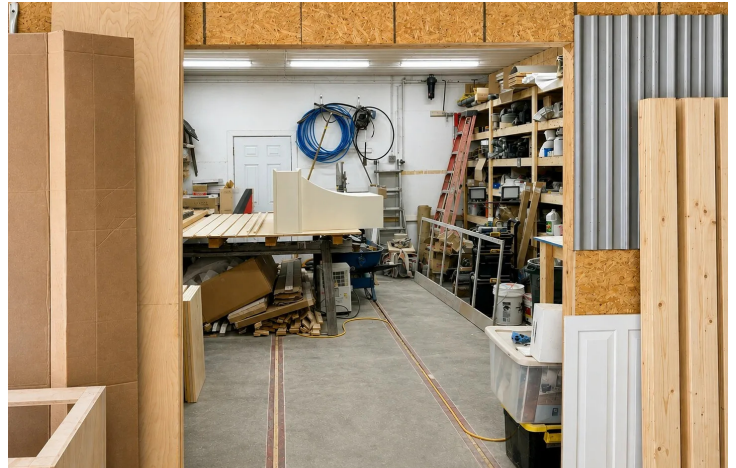
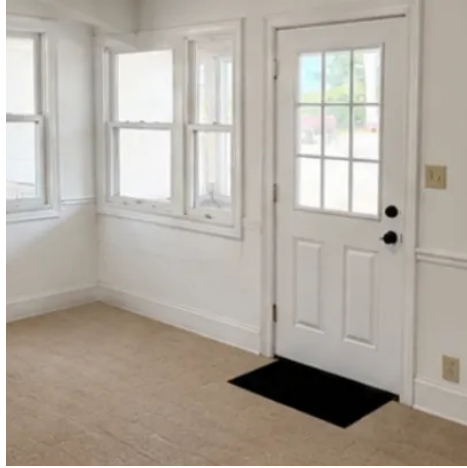
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

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Stevensville, MD 21666



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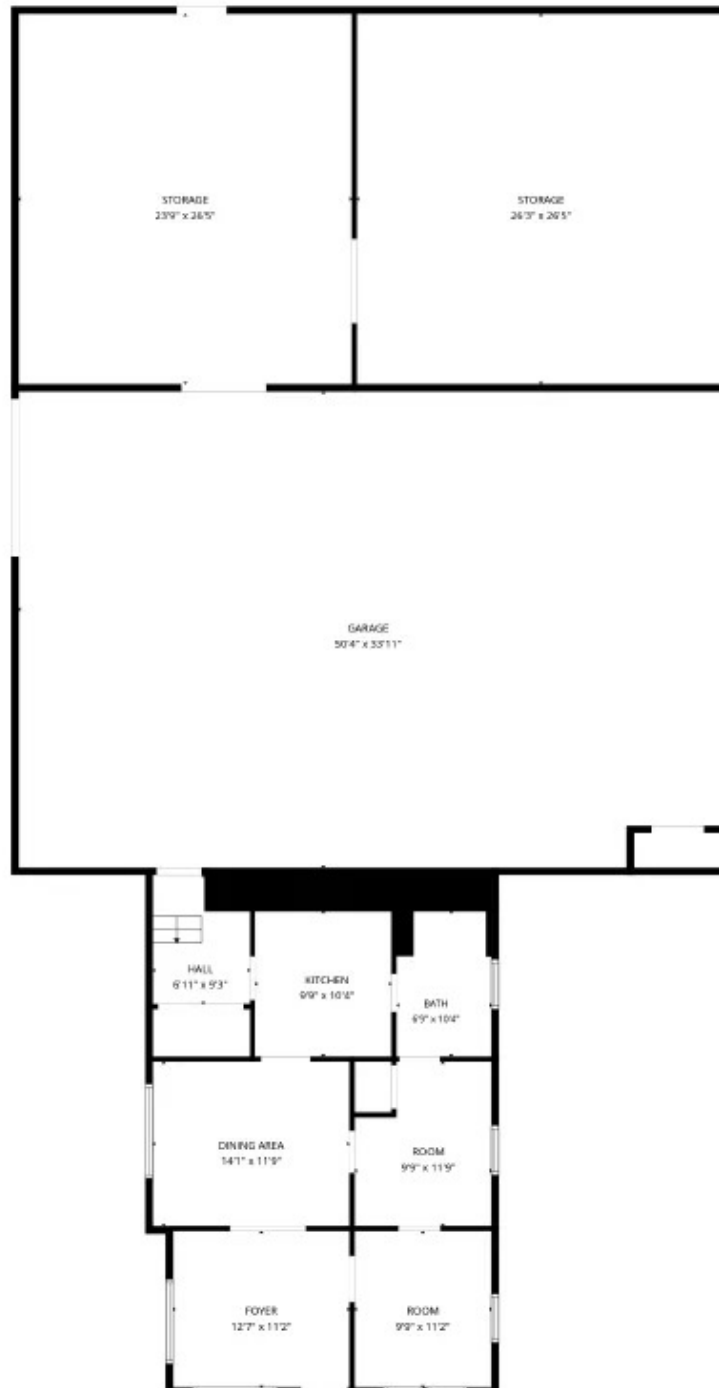
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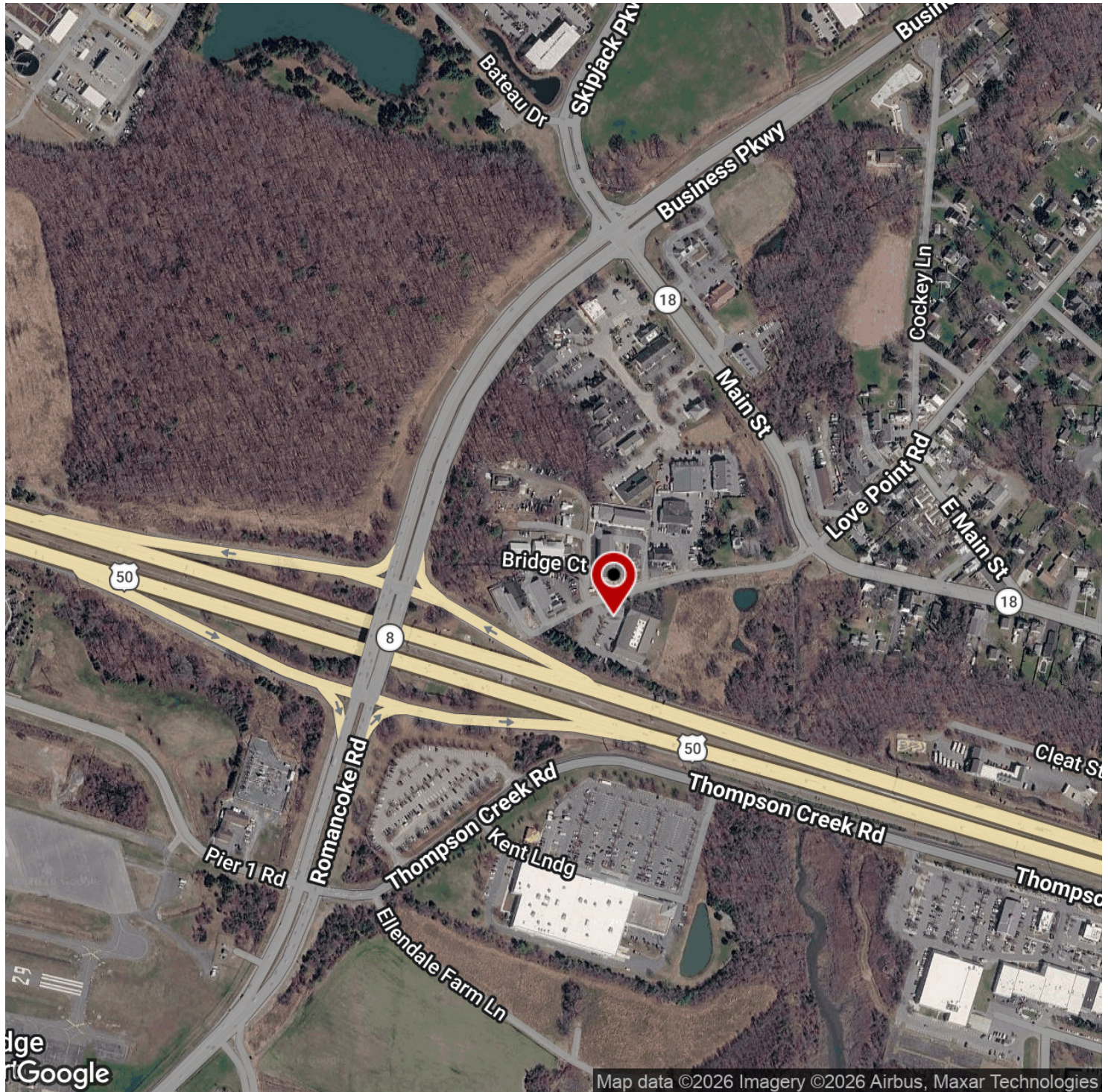
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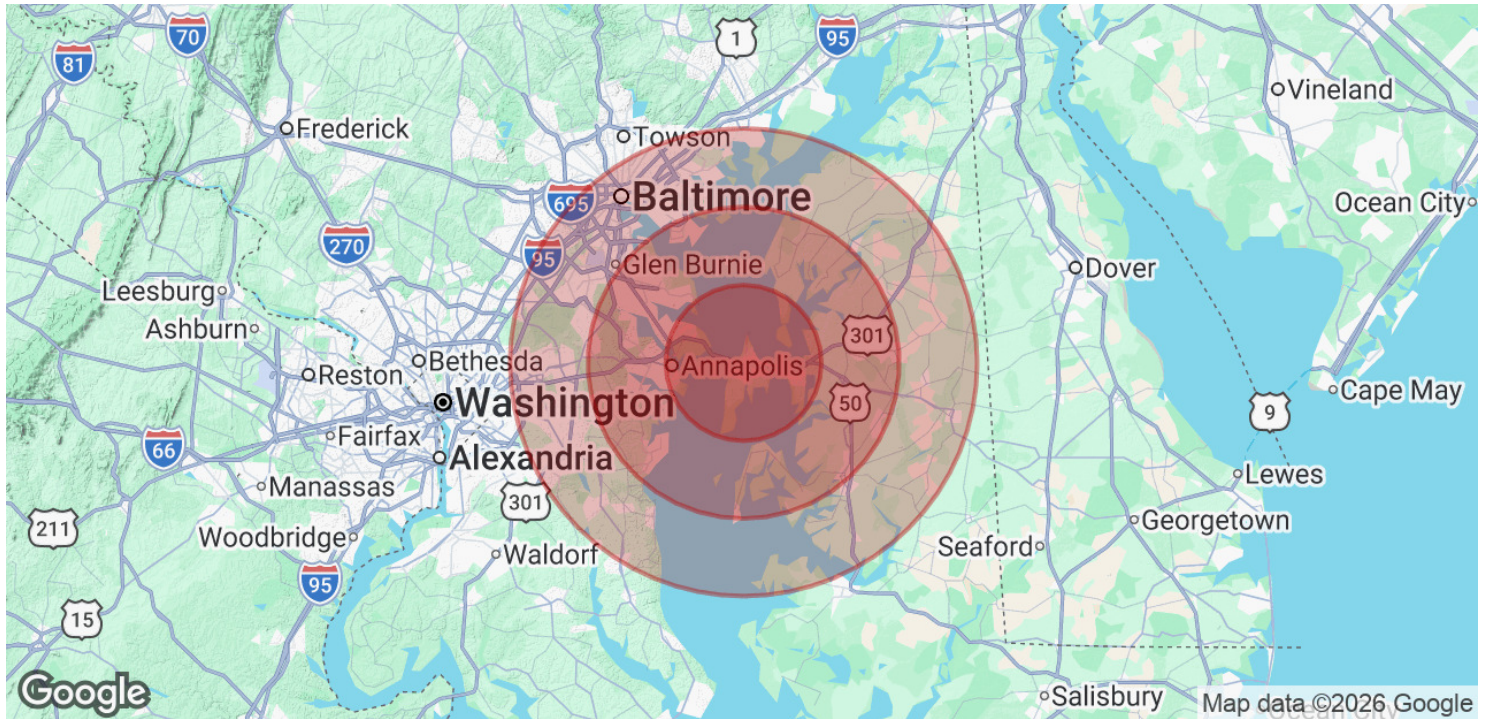
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	89,567	436,321	1,880,593
Average Age	44.9	43.1	39.8
Average Age (Male)	43.3	41.9	38.2
Average Age (Female)	45.7	43.8	41.0

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	36,081	169,146	738,137
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$169,466	\$160,727	\$123,525
Average House Value	\$652,675	\$554,120	\$417,592

2023 American Community Survey (ACS)

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MD #653457 // DE #RS0037858 / PA #RSR004485

PROFESSIONAL BACKGROUND

Tonney Insley is a Commercial Real Estate Advisor with Davis Strategic Development, a Keller Williams Commercial team serving clients throughout the Mid-Atlantic. He works with property owners, investors, developers, businesses, and community leaders to identify opportunities and maximize the value of commercial real estate.

Tonney brings more than a decade of commercial real estate experience, including over 10 years with SVN Miller Commercial Real Estate, where he built an extensive transaction history and strong relationships throughout Maryland and Delaware. His experience includes commercial sales and leasing, investment properties, land and development, site selection, redevelopment, ground leases, and landlord and tenant representation.

Through Davis Strategic Development, Tonney offers clients resources beyond traditional brokerage, including development, redevelopment, property management, investment, and project planning. His extensive network of investors, developers, contractors, engineers, lenders, and economic development professionals helps connect clients with the expertise and resources needed to move opportunities forward.

Prior to commercial real estate, Tonney spent more than 15 years in marketing and business development, building expertise in strategic planning, relationship management, and opportunity creation.

Tonney believes the strongest real estate relationships are built over time. His goal is to understand each client's objectives, provide straightforward advice, and become a trusted, long-term resource for their commercial real estate needs.

THE CLIENT APPROACH

C — Commitment • L — Leadership • I — Integrity • E — Experience • N — Networking • T — Trust

These principles guide Tonney's approach to every relationship and transaction—combining experience, market knowledge, and strong relationships to create long-term value for his clients.

EDUCATION

Gettysburg College

MEMBERSHIPS

NAR - CAR - ICSC

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Bret is a Salisbury University graduate with a degree in International Business Administration. While there, he gained valuable experience interning for the Commodity Futures Trading Commission. He began working with Keller Williams in the fall of 2012, specializing in commercial and residential rental portfolios. He started rehabbing houses while still in school and currently acts as the president of Collegiate Rentals, a real estate investment/holding company. Bret works hand-in-hand with several of the largest developers and landlords in Salisbury. He was recently hired by Wor-Wic Community College as an instructor for the real estate pre-licensing class, as well as courses on real estate investing. His knowledge of the industry and active participation combine for an unparalleled set of skills as your real estate consultant. Recently Bret sold, and is helping redevelop, three buildings in Downtown Salisbury, investing where he lives and works. In 2019 alone, he helped bring ten businesses downtown, which makes him an advocate for the community, as well as an active participant.

KW - Bret Davis - Ocean City

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