

# FOR SALE

Caroline County, MD

# COMMERCIAL LAND ON MAJOR THOROUGHFARE

SHORE HIGHWAY (MD ROUTE 404) | DENTON, MARYLAND, 21629

## SITE SIZE

51.39 Acres  
(1.5 miles west of Denton)

## ZONING

C2 (General Commercial)  
R (Rural)

## TRAFFIC COUNT

26,310 AADT (Shore Hwy / Rt. 404)  
**100,000 AADT PEAK SEASON!**

## HIGHLIGHTS

- ▶ Prime visibility on heavily traveled Shore Highway/Rt. 404
- ▶ Route 404 serves as important thoroughfare for vacationers traveling to Delaware beaches
- ▶ Highway expansion project expected to increase traffic and accessibility



**Drive-By Visibility**   
 26,310 vehicles per day  
**100,000 PEAK SEASON!**





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# DENTON TRADE AREA

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## DOMINANT LIFESTYLES

3 mile radius



## 33% Green Acres



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Average HH Size: 2.69  
Median Age: 43.0  
Median HH Income: \$72,000

## 28% Middleburg



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Average HH Size: 2.73  
Median Age: 35.3  
Median HH Income: \$55,000

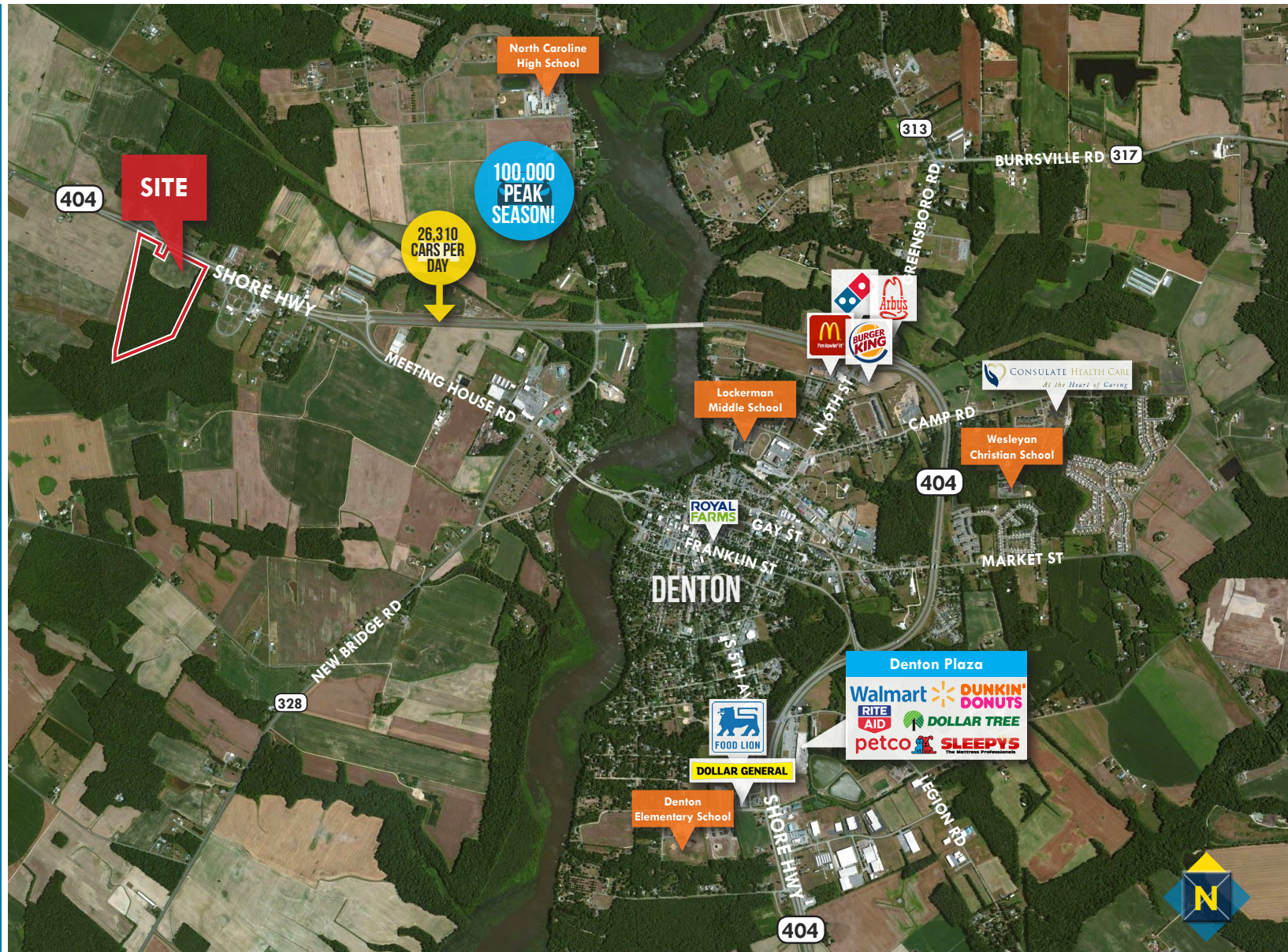
## 23% Midlife Constants



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Average HH Size: 2.30  
Median Age: 45.9  
Median HH Income: \$48,000





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# LOCATION / DEMOGRAPHICS

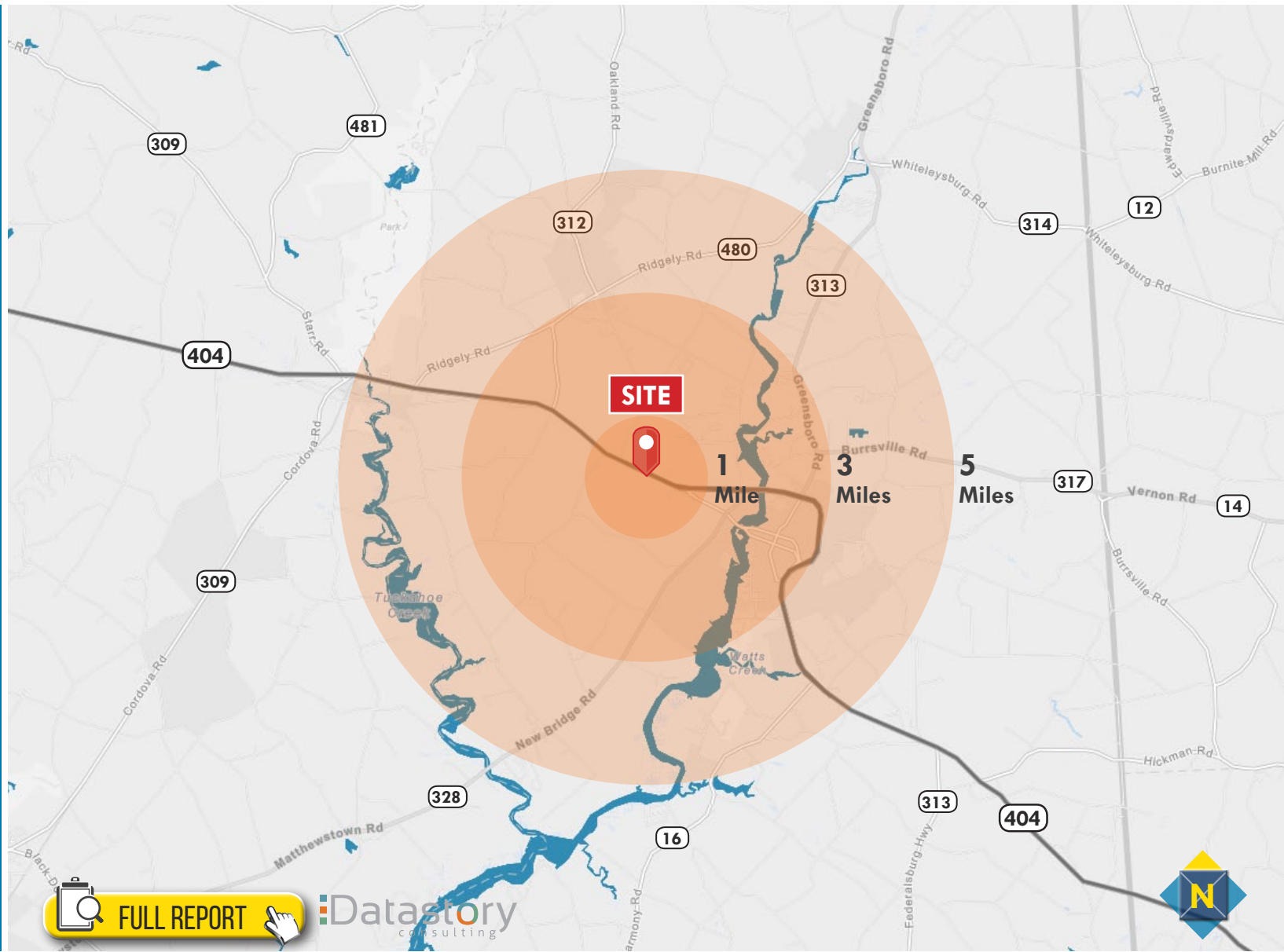
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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	168	5,642	12,722
Number of Households	68	2,088	4,671
Average Household Income	\$69,408	\$68,140	\$72,575
Daytime Employees	100	3,514	5,959

## RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$0.7M	\$2.0M	\$4.9M
Entertainment & Recreation	\$0.2M	\$5.4M	\$12.9M
Fashion & Clothing	\$0.1M	\$3.6M	\$8.6M
Food & Drink	\$0.2M	\$5.7M	\$13.4M



FULL REPORT

Datastory consulting



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