

FOR SALE

Queen Anne's County, MD

107 HISSEY ROAD

GRASONVILLE, MARYLAND 21638

MINI WAREHOUSE REDEVELOPMENT OPPORTUNITY
FORMER CHESAPEAKE STORAGE

LOT SIZE

4.0 - 4.5± Usable Acres

ZONING

UC (Urban Commercial) and
E (Estate)

TRAFFIC COUNT

68,560 AADT (US-50)

SIZE

200± units; sizes 5'x5' to 10'x25'

CONDITION

Some rehab needed; new access

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 300 feet of US-50 frontage on the west bound lane with excellent access and visibility
- ▶ Flexible zoning for other retail and industrial uses
- ▶ Utilities - public sewer, private water
- ▶ Great redevelopment opportunity for mini warehouse, boat, and R/V storage



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

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TRADE AREA

107 HISSEY ROAD | GRASONVILLE, MARYLAND 21638



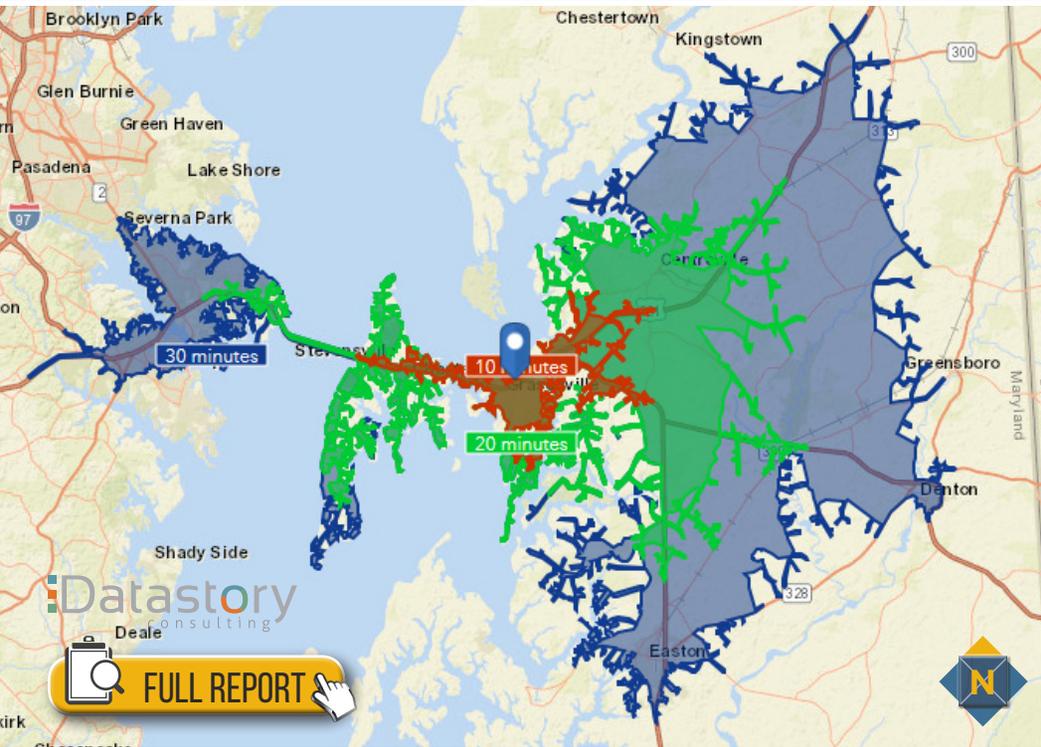
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DRIVE TIMES / DEMOGRAPHICS

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RESIDENTIAL POPULATION 3,268 (10 MIN) 13,258 (20 MIN) 57,558 (30 MIN)	NUMBER OF HOUSEHOLDS 2,976 (10 MIN) 11,280 (20 MIN) 50,521 (30 MIN)	AVERAGE HH SIZE 2.55 (10 MIN) 2.67 (20 MIN) 2.57 (30 MIN)	MEDIAN AGE 45.5 (10 MIN) 44.2 (20 MIN) 42.0 (30 MIN)
AVERAGE HH INCOME \$115,516 (10 MIN) \$114,753 (20 MIN) \$117,123 (30 MIN)	EDUCATION (COLLEGE+) 66.7% (10 MIN) 65.8% (20 MIN) 70.2% (30 MIN)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.2% (10 MIN) 96.3% (20 MIN) 97.0% (30 MIN)	DAYTIME POPULATION 8,996 (10 MIN) 26,786 (20 MIN) 162,143 (30 MIN)

34.4%
GREEN ACRES
10 MIN

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Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

26.9%
THE GREAT OUTDOORS
10 MIN

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These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

2.44
AVERAGE HH SIZE

47.4
MEDIAN AGE

\$56,400
MEDIAN HH INCOME

22.2%
PARKS AND REC
10 MIN

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These residents have achieved the dream of home ownership and have purchased homes that are within their means. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and budget wisely.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

13.6%
EXURBANITES
10 MIN

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The are active in their communities, generous in their donations, and seasoned travelers. Residents are college educated and more than half have a bachelor's degree or higher.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME