

# FOR SALE

Talbot County, Maryland

# COMMERCIAL LAND WITH PAD SITE POTENTIAL

29255 DUTCHMAN'S LANE | EASTON, MARYLAND, 21601

## AVAILABLE

- ▶ Total: 7.73 Acres ±
- ▶ Useable: 3.72 Acres ±

## TRAFFIC COUNT

- ▶ 38,130 AADT (Route 50)
- ▶ 6,041 AADT (Dutchmans Lane)

## PRICE REDUCED!!

## SALE PRICE

~~\$1,195,000~~ \$975,000

## HIGHLIGHTS

- ▶ Located at fully signalized intersection adjacent to newly renovated Royal Farms store
- ▶ Immediate access to Route 50 and residential areas
- ▶ Water and sewer



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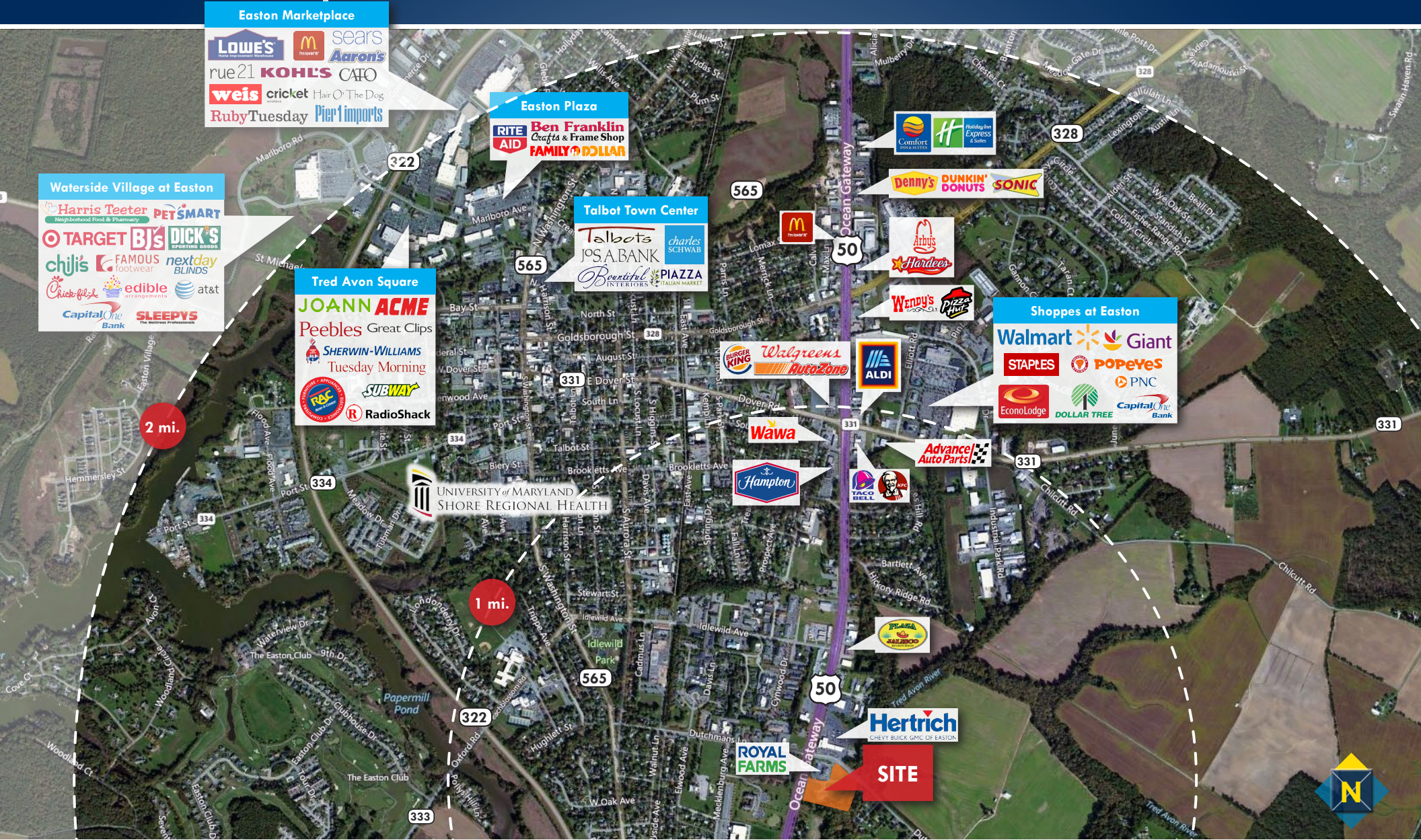


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Talbot County, Maryland

# TRADE AREA

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# LOCATION / DEMOGRAPHICS

29255 DUTCHMAN'S LANE | EASTON, MARYLAND, 21601



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
5,268 1 MILE	2,156 1 MILE	2.33 1 MILE	46.9 1 MILE
18,691 3 MILES	7,758 3 MILES	2.36 3 MILES	44.4 3 MILES
22,229 5 MILES	9,304 5 MILES	2.35 5 MILES	45.6 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$76,509 1 MILE	57.4% 1 MILE	97.7% 1 MILE	5,983 1 MILE
\$77,639 3 MILES	61.1% 3 MILES	98.2% 3 MILES	25,809 3 MILES
\$81,577 5 MILES	61.2% 5 MILES	98.1% 5 MILES	29,126 5 MILES

**27% OLD AND NEWCOMERS**  
3 MILES

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

**2.00 AVERAGE HH SIZE**

**30.0 MEDIAN AGE**

**\$,000 MEDIAN HH INCOME**

[LEARN MORE](#)

**21% COMFORTABLE EMPTY NESTERS**  
3 MILES

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

**2.00 AVERAGE HH SIZE**

**30.0 MEDIAN AGE**

**\$,000 MEDIAN HH INCOME**

[LEARN MORE](#)

**21% RETIREMENT COMMUNITIES**  
3 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

**2.00 AVERAGE HH SIZE**

**30.0 MEDIAN AGE**

**\$,000 MEDIAN HH INCOME**

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**12% SOCCER MOMS**  
3 MILES

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

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