

FOR SALE

Talbot County, Maryland

4123 OCEAN GATEWAY

TRAPPE, TALBOT COUNTY, MARYLAND 21673

BUILDING SIZE

1,421 sf

LOT SIZE

7.6 Acres

ZONING

C2 (R1, R2, and C1 uses permitted)

TRAFFIC COUNT

29,572 AADT (Rt. 50)

HIGHLIGHTS

- ▶ Close to 30,000 cars per day
- ▶ Excellent visibility from Route 50 and beach traffic
- ▶ Ideal for gas, convenience, medical, car sales, or multifamily
- ▶ Existing liquor license



Trish Farrell | Vice President

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Ginny Vernick | Vice President

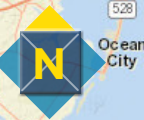
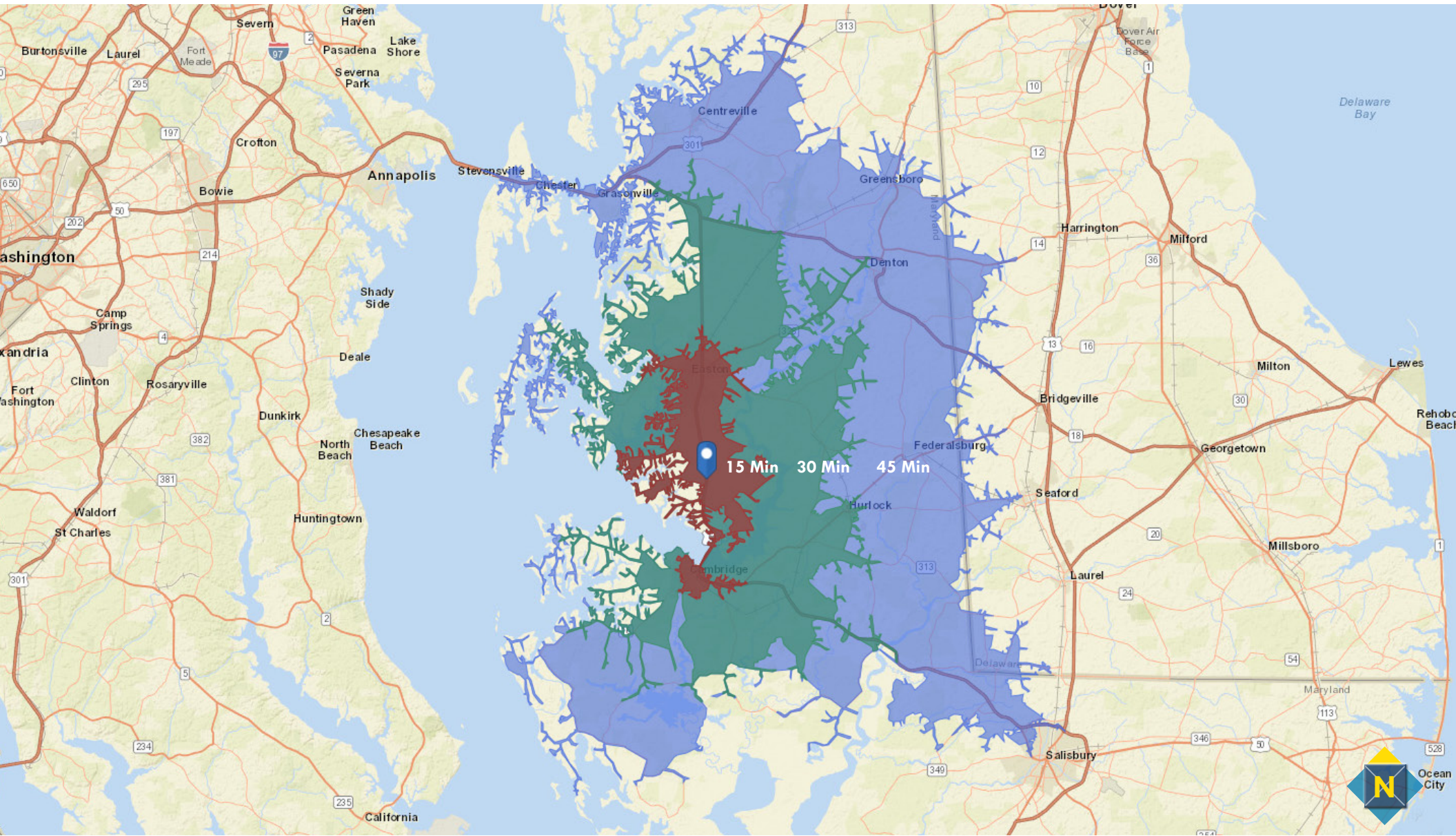
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FOR SALE

Talbot County, Maryland

DRIVE TIMES

4123 OCEAN GATEWAY | TRAPPE, TALBOT COUNTY, MARYLAND 21673



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LOCATION / DEMOGRAPHICS

4123 OCEAN GATEWAY | TRAPPE, TALBOT COUNTY, MARYLAND 21673

DEMOGRAPHICS

3 miles 6 miles 9 miles

Population

1,570 5,914 51,827

Number of Households

883 3,855 19,179

Average Household Income

\$84,587 \$95,529 \$73,602

Daytime Employees

526 1,607 28,734

RETAIL EXPENDITURES

3 miles 6 miles 9 miles

Furniture & Home

\$1.76M \$8.89M \$34.78M

Entertainment & Recreation

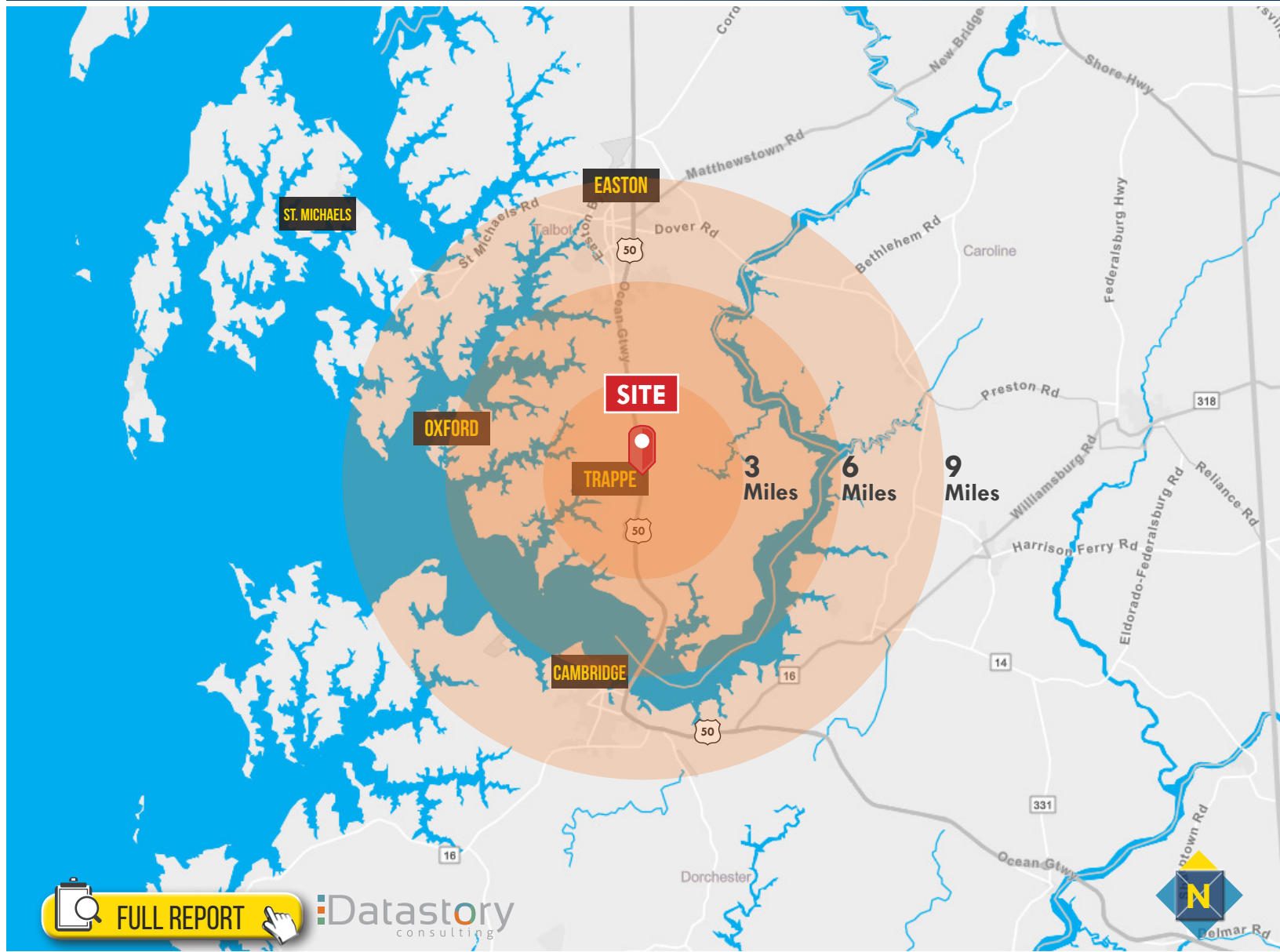
\$2.88M \$14.27M \$55.87M

Fashion & Clothing

\$1.91M \$9.41M \$37.60M

Food & Drink

\$7.34M \$36.36M \$147.53M



Datastory
consulting