

# FOR LEASE

Talbot County, Maryland

# SHOPPES AT EASTON

8223 ELLIOTT ROAD | EASTON, MARYLAND 21601

## AVAILABLE

- ▶ 1,140 sf
- ▶ 1,200 sf (8/31/19)
- ▶ 1,905 sf
- ▶ 2,700 sf
- ▶ 3,200 sf
- ▶ 5,000 sf

## CENTER SIZE

108,425 sf

## ZONING

PUD (Planned Unit Development)

## TRAFFIC COUNT

37,692 AADT (Ocean Gtwy/Rt. 50)

## RENTAL RATE

Negotiable, NNN

## HIGHLIGHTS

- ▶ Dominant center in the market-place, conveniently situated off of Route 50 (Ocean Gateway)
- ▶ Strong national tenant mix, including Giant Food, Pet Valu, Dollar Tree, GNC, GameStop
- ▶ Shadow-anchored by Walmart
- ▶ Ample parking with multiple points of ingress/egress



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# SITE PLAN

SHOPPES AT EASTON | 8223 ELLIOTT ROAD | EASTON, MARYLAND 21601

- A** AVAILABLE (8/31/19) 1,200 sf
- B** Hair Cuttery 1,200 sf
- C** Eastern Shore Chiro. Ctr. 1,200 sf
- D** Giant Food 64,885 sf
- E** Available 1,140 sf
- F** AVAILABLE 1,905 sf
- G** H&R Block 3,000 sf
- H** Pet Valu 3,500 sf
- I** China Buffet 6,600 sf
- J** Adore Nails & Spa 1,200 sf
- K** Wild Birds Unlimited 1,200 sf
- L** Papa John's Pizza 1,200 sf
- M** GNC 1,200 sf
- N** AVAILABLE 3,200 sf
- O** GameStop 3,000 sf
- P** Dollar Tree 10,000 sf
- Q** AVAILABLE 5,000 sf
- R** AVAILABLE 2,700 sf

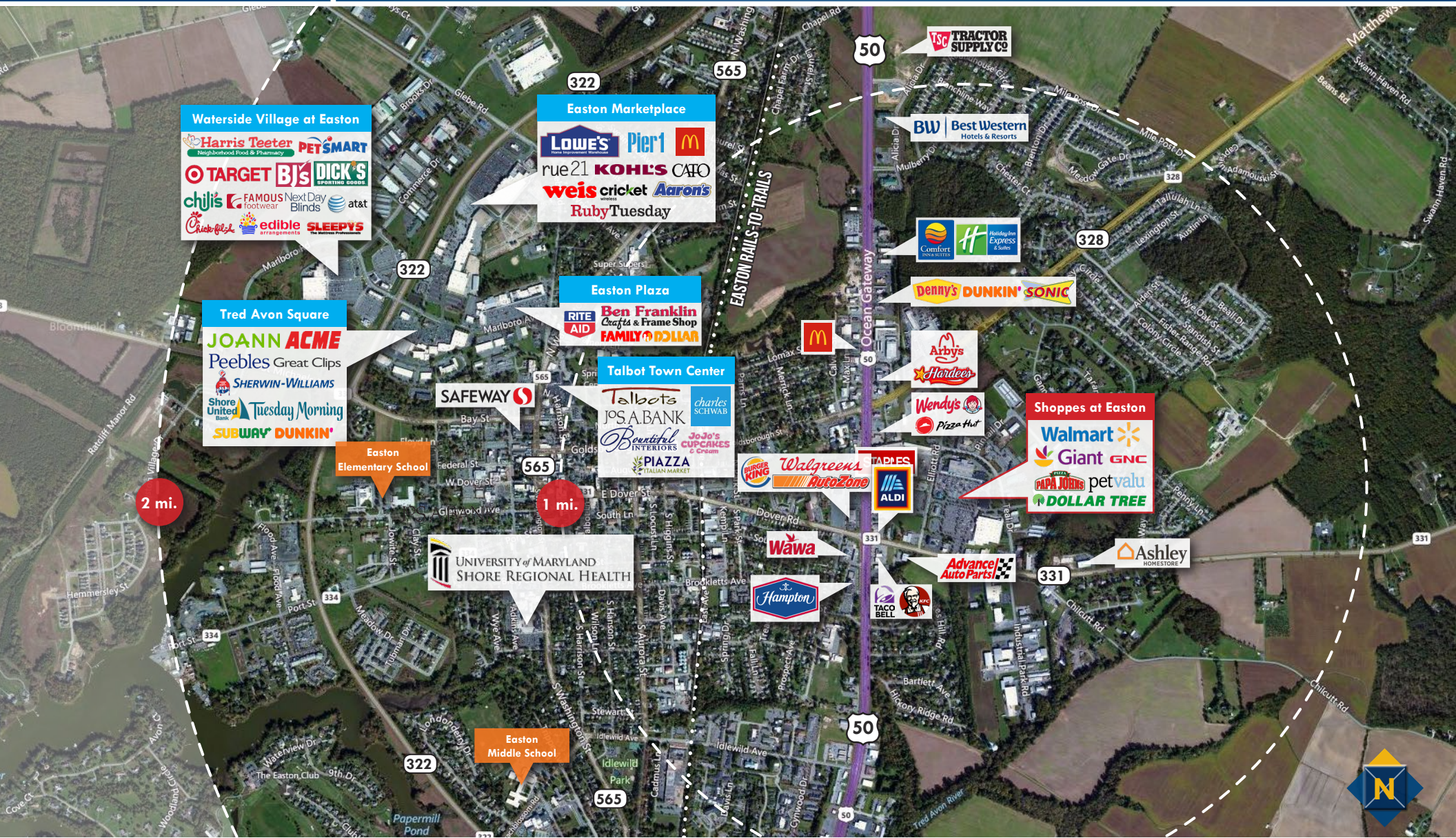


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# TRADE AREA

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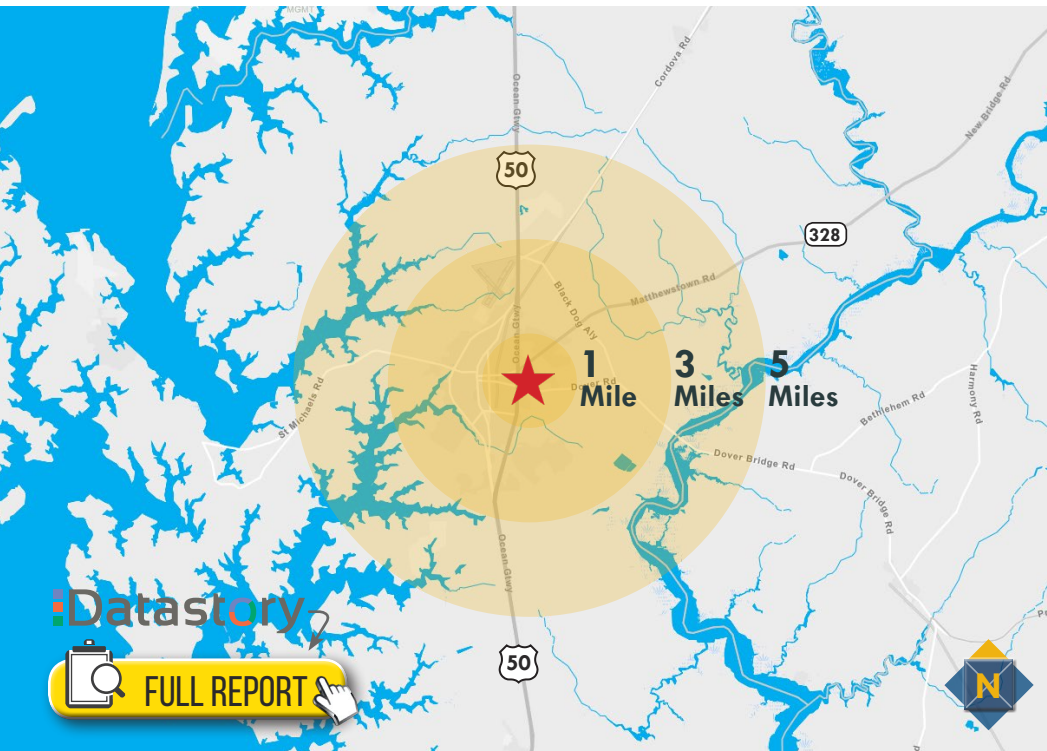


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# LOCATION / DEMOGRAPHICS

SHOPPES AT EASTON | 8223 ELLIOTT ROAD | EASTON, MARYLAND 21601



<b>RESIDENTIAL POPULATION</b> 6,507 1 MILE 18,729 3 MILES 21,921 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,479 1 MILE 7,842 3 MILES 9,202 5 MILES	<b>AVERAGE HH SIZE</b> 2.57 1 MILE 2.34 3 MILES 2.34 5 MILES	<b>MEDIAN AGE</b> 39.7 1 MILE 44.2 3 MILES 45.5 5 MILES
<b>AVERAGE HH INCOME</b> \$72,040 1 MILE \$77,382 3 MILES \$82,309 5 MILES	<b>EDUCATION (COLLEGE+)</b> 57.5% 1 MILE 61.1% 3 MILES 61.9% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 98.5% 1 MILE 98.4% 3 MILES 98.4% 5 MILES	<b>DAYTIME POPULATION</b> 8,757 1 MILE 27,628 3 MILES 29,528 5 MILES

**33% OLD AND NEWCOMERS**  
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

**2.11 AVERAGE HH SIZE**  
**38.5 MEDIAN AGE**  
**\$39,000 MEDIAN HH INCOME**

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**26% RETIREMENT COMMUNITIES**  
2 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.

**1.86 AVERAGE HH SIZE**  
**52.0 MEDIAN AGE**  
**\$35,000 MEDIAN HH INCOME**

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**18% COMFORTABLE EMPTY NESTERS**  
2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**2.50 AVERAGE HH SIZE**  
**46.8 MEDIAN AGE**  
**\$68,000 MEDIAN HH INCOME**

[LEARN MORE](#)

**15% SOCCER MOMS**  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.96 AVERAGE HH SIZE**  
**36.6 MEDIAN AGE**  
**\$84,000 MEDIAN HH INCOME**

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