

FOR LEASE

 Cecil County, Maryland

EXISTING MEDICAL/OFFICE SUITE

103 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921

AVAILABLE

1,300-2,700 sf ±

PARKING

62 surface spaces

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Existing medical/office suite (former dentist office)
- ▶ Located just off the SW corner of Route 40 (Pulaski Highway) and Chesapeake Boulevard
- ▶ Ample on-site parking
- ▶ Public utilities
- ▶ Situated adjacent to MVA Elkton (regional traffic generator)
- ▶ Surrounded by amenities, including Aldi, Walmart, Chick-fil-a, Royal Farms, Food Lion and much more
- ▶ Convenient location for office/medical practice



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FOR LEASE

Cecil County, Maryland

FLOOR PLAN

103 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921



**1,300-
2,700 SF ±**

FOR LEASE



Cecil County, Maryland

LOCAL BIRDSEYE

103 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921



FOR LEASE

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TRADE AREA

103 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921

CHRISTIANACARE UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

SOUTHFIELDS OF ELKTON

Southfields is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY Community aspect. The project will include over 280 acres of open green space and recreational park areas.



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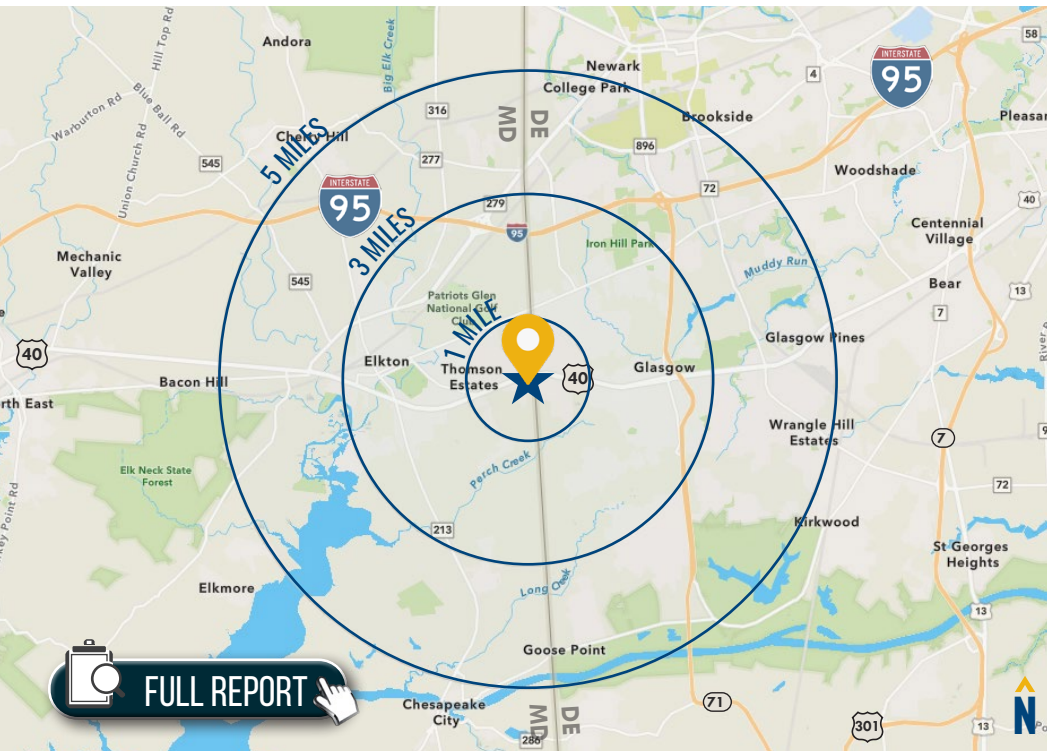
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FOR LEASE

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LOCATION / DEMOGRAPHICS (2022)

103 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921



RESIDENTIAL POPULATION

6,470
1 MILE
36,605
3 MILES
84,743
5 MILES

NUMBER OF HOUSEHOLDS

2,484
1 MILE
13,592
3 MILES
32,215
5 MILES

AVERAGE HH SIZE

2.59
1 MILE
2.65
3 MILES
2.60
5 MILES

MEDIAN AGE

36.3
1 MILE
37.1
3 MILES
36.9
5 MILES

AVERAGE HH INCOME

\$108,392
1 MILE
\$111,877
3 MILES
\$112,487
5 MILES

EDUCATION (COLLEGE+)

59.9%
1 MILE
63.6%
3 MILES
65.0%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%
1 MILE
95.6%
3 MILES
95.7%
5 MILES

DAYTIME POPULATION

6,162
1 MILE
39,244
3 MILES
82,238
5 MILES

51%
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.

2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME

LEARN MORE

20%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

LEARN MORE

16%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE
40.9
MEDIAN AGE
\$60,000
MEDIAN HH INCOME

LEARN MORE

10%
FRONT PORCHES
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE
34.9
MEDIAN AGE
\$43,700
MEDIAN HH INCOME

LEARN MORE



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