



A PROFESSIONAL OFFICE BUILDING

122 SPEER ROAD | CHESTERTOWN, MARYLAND 21620

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Unit 5 available for lease
- Former general practice medical space
- Ample parking, 4.5 spaces/1,000 SF with overflow available
- Signage available
- Shared reception arrangement with part-time dermatology practice
- Numerous medical needs exist in the community

AVAILABLE:

2,800 - 4,300 SF ±

BUILDING SIZE:

12,290 SF ±

YEAR BUILT:

1990

TRAFFIC COUNT:

11,750 AADT (MORGNEC ROAD)

ZONING:

RB (PROFESSIONAL OFFICE DISTRICT)

RENTAL RATE:

\$21.50 PSF, MG



GOOGLE STREET VIEW



MARKET AERIAL



Washington Square

REDNER'S

Shore Bank

verizon

FLAGSHIP CINEMAS

HIGH'S

Kent Plaza

ACME **DOLLAR TREE**

TRACTOR SUPPLY CO **DUNKIN'**

Walgreens

VAULT STORAGE

SITE

VAULT STORAGE

ROYAL FARMS

The UPS Store

KENT COUNTY MIDDLE SCHOOL

Washington College

Downtown Chestertown

- » Chestertown Marina
- » Evergrain Bread Co
- » Modern Stone Age Kitchen
- » Watershed Alley
- » Chestertown Farmers Market
- » Casa Carmen Wines
- » White Swan Tavern
- » BAD Alfred's Distilling

HISTORIC CHESTERTOWN

CHESTER RIVER

1 MILE



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,434

8,685

10,946

DAYTIME POPULATION



6,484

11,424

13,064

AVERAGE HOUSEHOLD INCOME



\$84,744

\$93,796

\$98,015

NUMBER OF HOUSEHOLDS



1,557

3,555

4,486

MEDIAN AGE

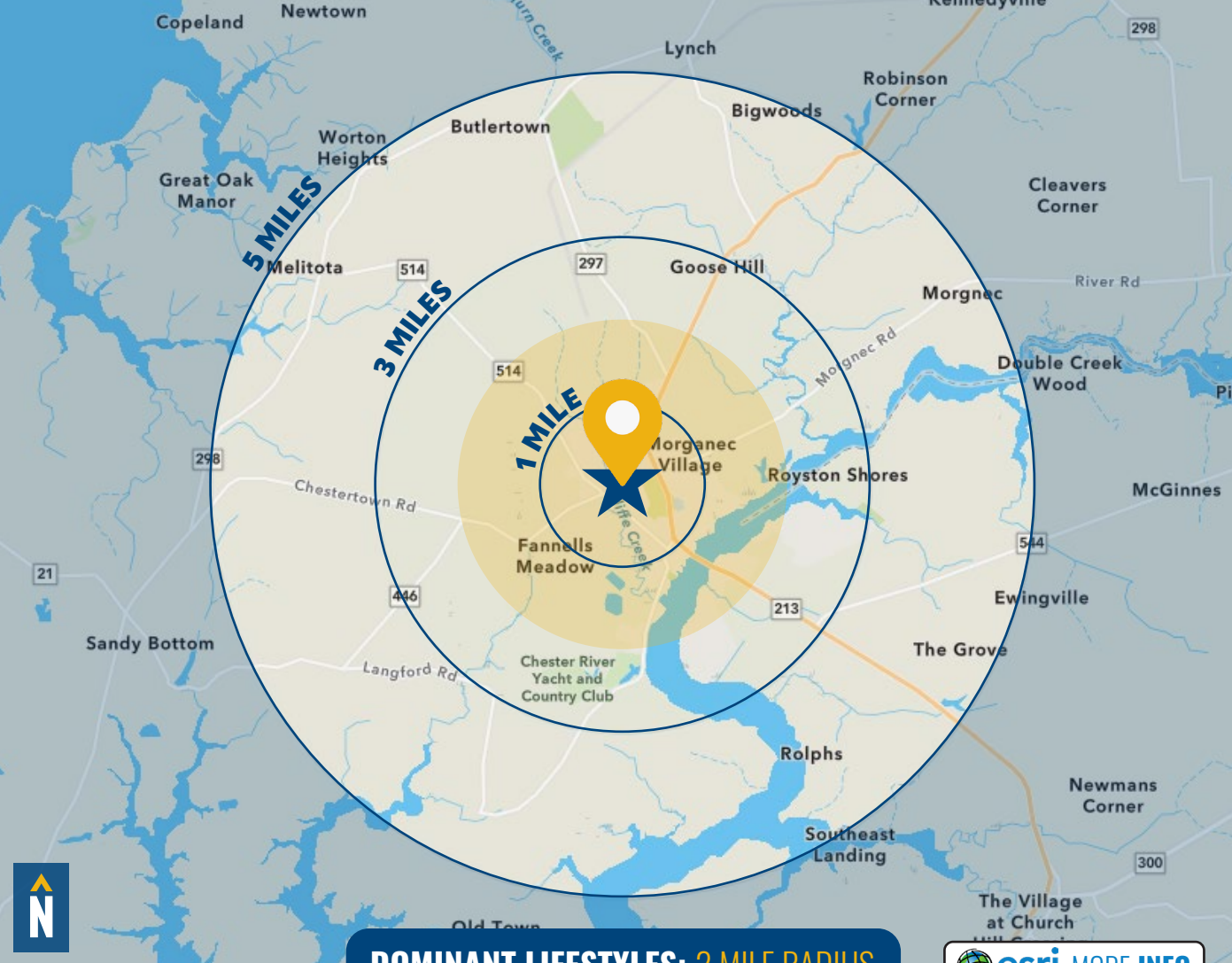


35.8

43.8

44.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

37%

LOYAL LOCALS



MEDIAN

AGE: 46.4

HH INCOME: \$77,226

These residents are predominantly aged 65 and above, and many are widowed or married without children living at home. They often visit large retail establishments for food and home supplies.

30%

RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

19%

LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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