NEW MIXED-USE DEVELOPMENT

216 NORTH COMMERCE STREET | CENTREVILLE, MD 21617

FOR **SALE/ LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- New mixed-use development delivering in early 2027
- 1st Floor retail available for lease
- 5 residential units with 1st floor retail/commercial space
- Walking distance to Queen Anne's County District Court
- Parking on-site
- Located in downtown Centreville

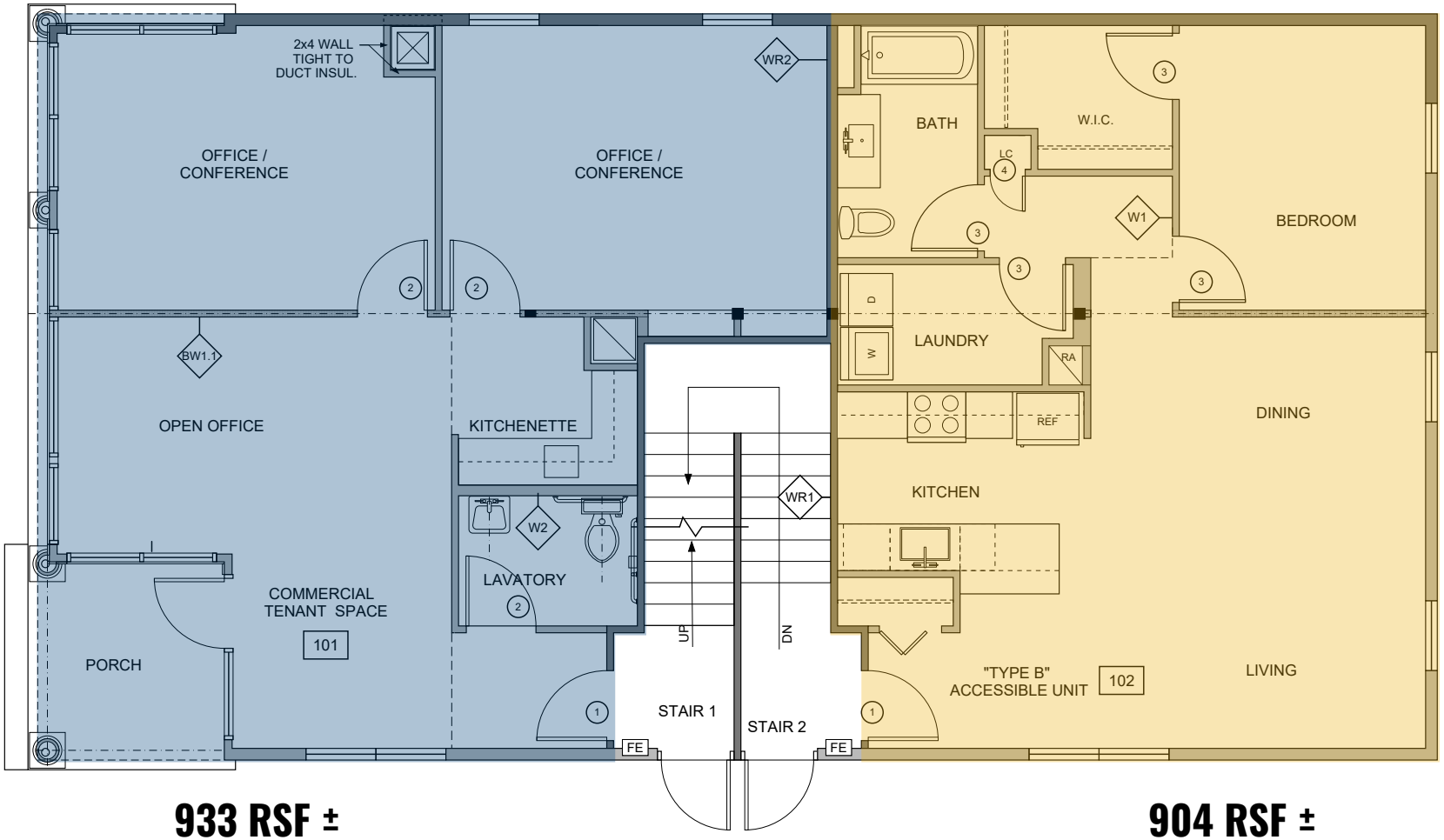
AVAILABLE SPACE:	1ST FLOOR RETAIL UNIT: 933 RSF (+ 84 RSF PORCH) 1ST FLOOR: 1B1B, 904 RSF 2ND FLOOR: 2B2B, 960 RSF (2 UNITS) 3RD FLOOR: 2B2B, 960 RSF (2 UNITS) (NOT INCLUDING PORCHES + BALCONIES)
BUILDING SIZE:	7,596 RSF ± (NOT INCLUDING PORCHES + BALCONIES)
LOT SIZE:	0.19 ACRES ±
STORIES:	3
PARKING:	SURFACE LOT
SALE PRICE:	**WITHHELD**







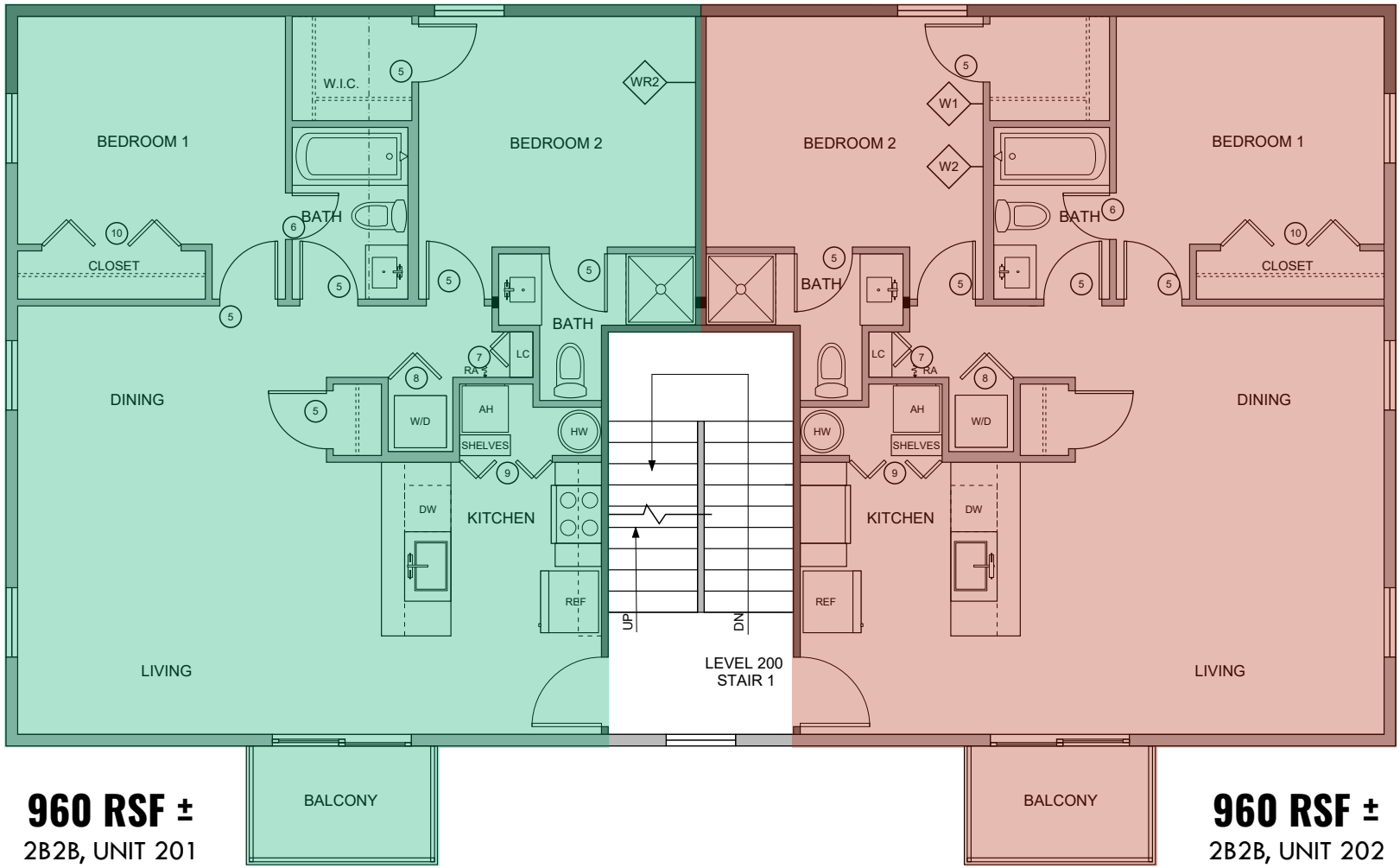
FLOOR **PLAN: 1ST FLOOR**



933 RSF ±
RETAIL, UNIT 101

904 RSF ±
1B1B, UNIT 102

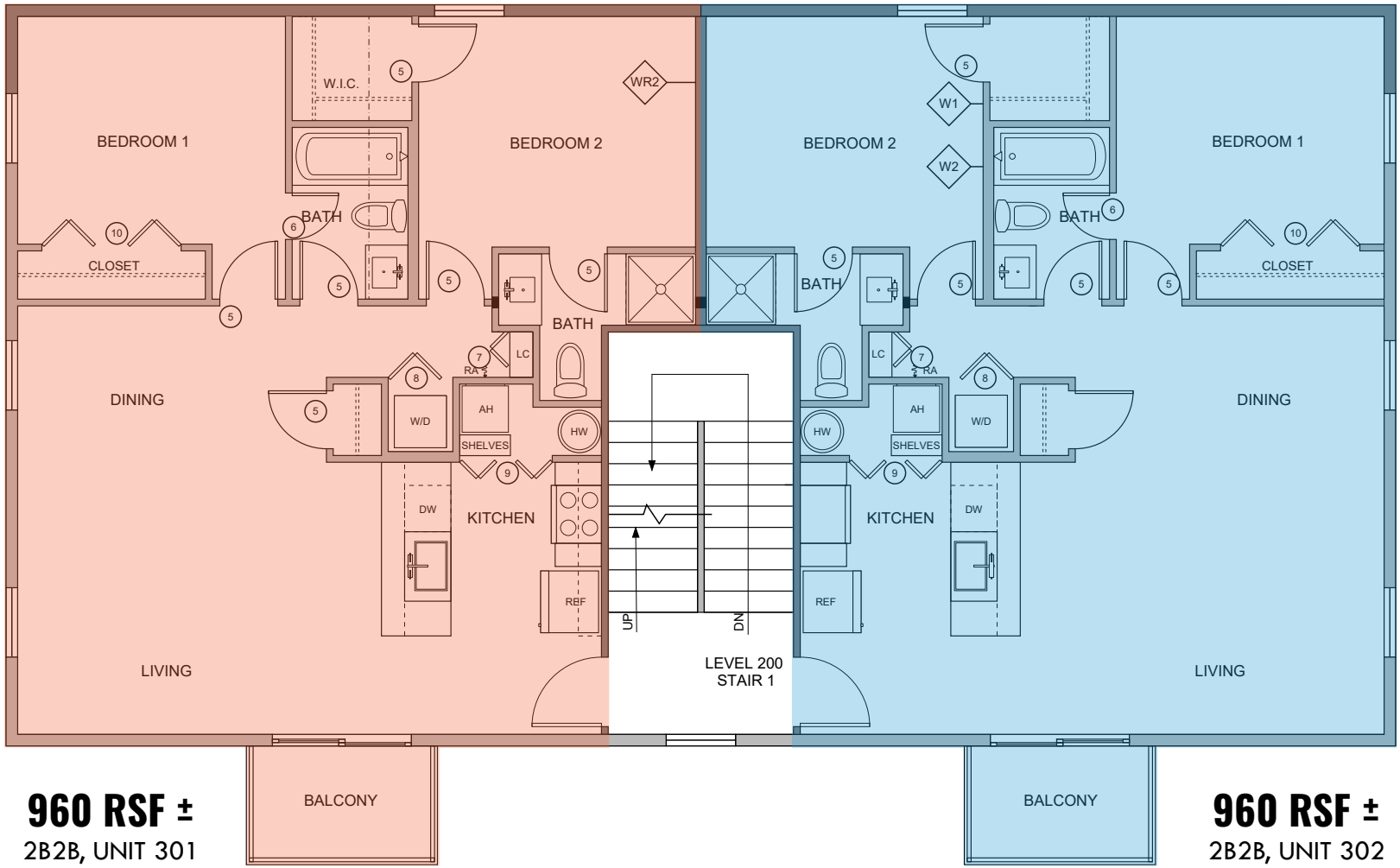
FLOOR **PLAN: 2ND FLOOR**



960 RSF ±
2B2B, UNIT 201

960 RSF ±
2B2B, UNIT 202

FLOOR **PLAN: 3RD FLOOR**

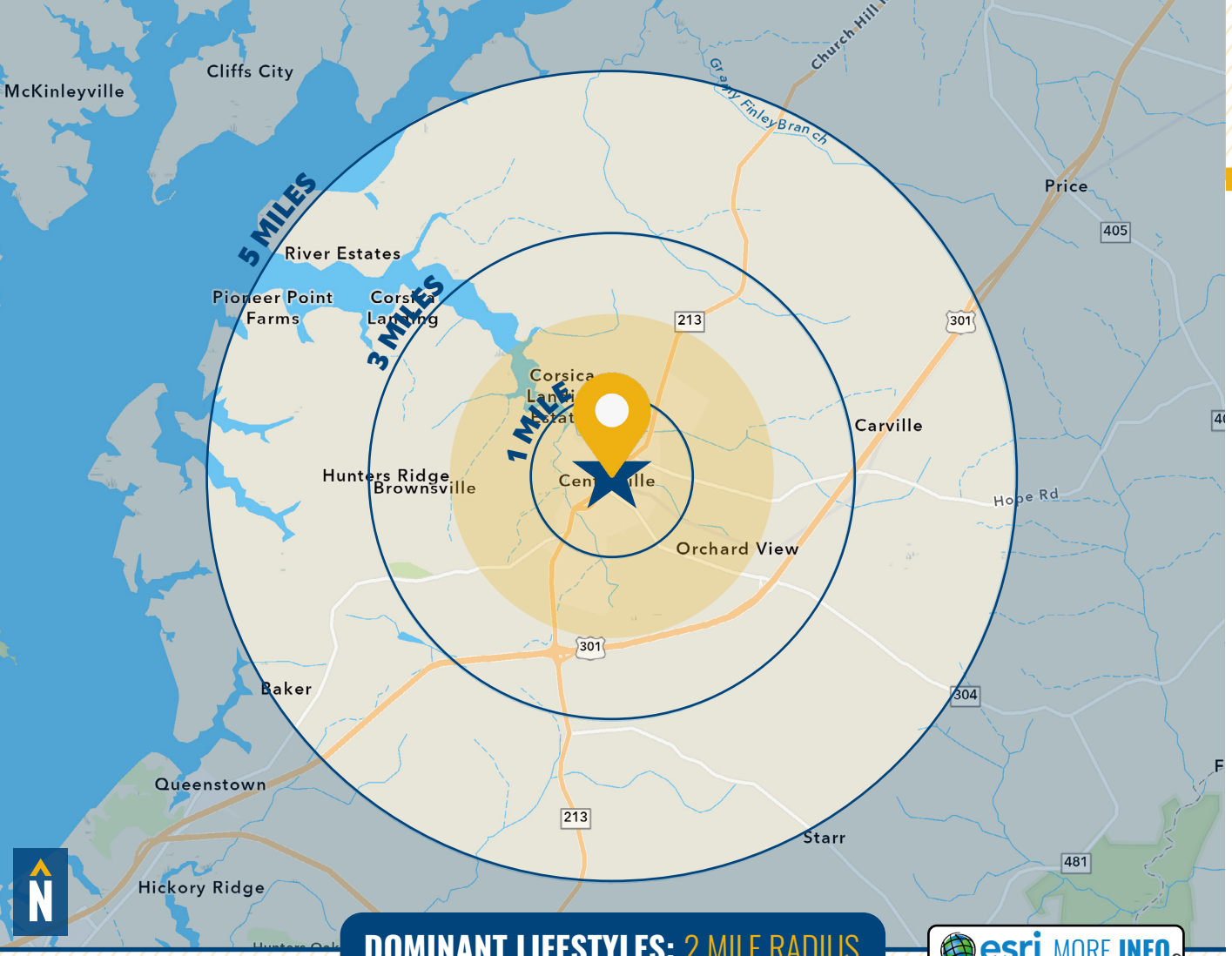


960 RSF ±
2B2B, UNIT 301

960 RSF ±
2B2B, UNIT 302

MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

37% RETIREMENT COMMUNITIES



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.

26% BOOMBURBS



Most of these residents are between 25 and 54, with an overall young population. Incomes are predominantly upper tier, and spending centers around children, including clothing, medicine, toys and entertainment.

22% DREAMBELT



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	2,709	7,361	9,246
DAYTIME POPULATION	4,561	8,006	9,281
AVERAGE HOUSEHOLD INCOME	$124,776	$145,576	$144,453
NUMBER OF HOUSEHOLDS	1,174	2,840	3,595
MEDIAN AGE	50.1	43.5	43.4

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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