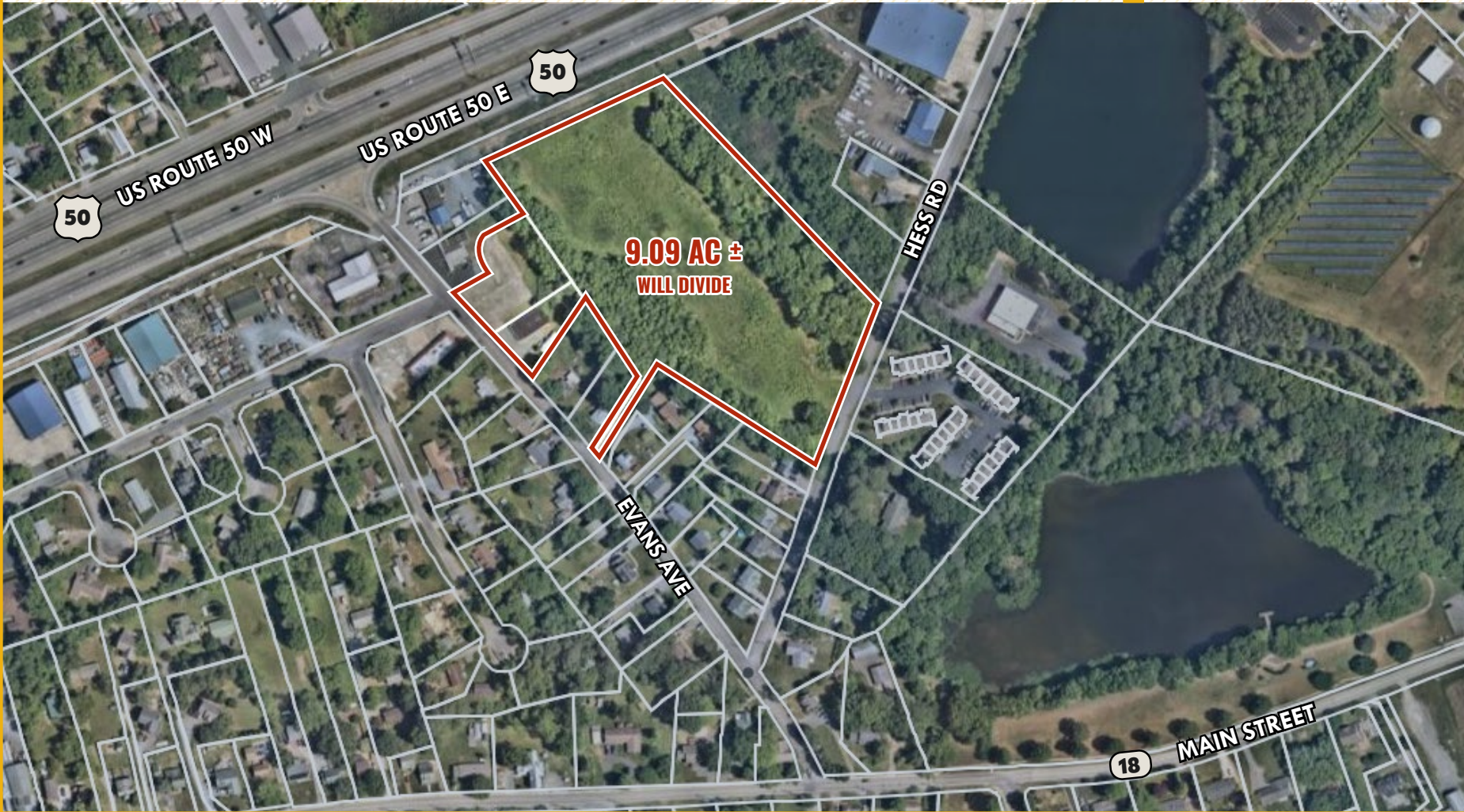




COMMERCIAL LAND PARCELS

232 & 234 EVANS AVENUE & HESS ROAD | GRASONVILLE, MARYLAND 21638

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Unique 9-acre (gross) commercial land opportunity located in Queen Anne's County
- Located just off Eastbound US-50
- Dense traffic count of 73,022 AADT (Route 50)
- Sewer available, water needs extension (approx. 400 ft away from site)
- Urban Commercial (UC) Zoning
- Example uses within Urban Commercial (UC) encompass apartments, convenience stores, boat sales and repair facilities, hotels, light industrial, mini warehouses, nurseries, shopping centers, and recreational vehicle sales

LOT SIZE:

9.09 ACRES ± WILL DIVIDE

ZONING:

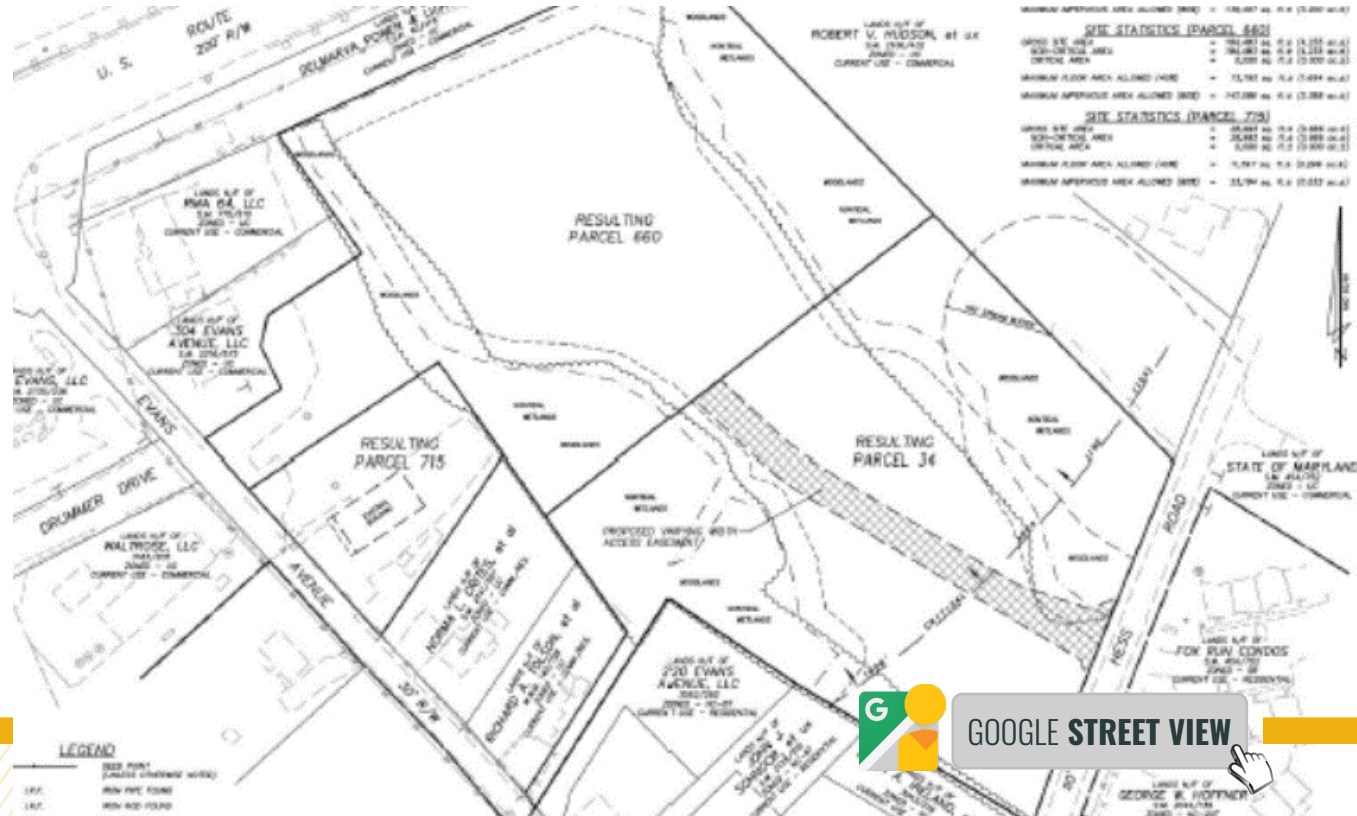
UC (URBAN COMMERCIAL)

SALE PRICE:

NEGOTIABLE



STREET VIEW FROM ROUTE 50



GOOGLE STREET VIEW

MARKET AERIAL



CHESTER RIVER

QUEENSTOWN

KENT NARROWS

GRASONVILLE

PROSPECT BAY

Queenstown Harbor

UNIVERSITY of MARYLAND SHORE REGIONAL HEALTH

SITE

QUEENSTOWN LANDING

Queenstown Premium Outlets

UNDER ARMOUR	GAP	TALBOTS	Brooks Brothers
Nike	LOFT	Columbia Sportswear	Bass
Nike Factory Store	Harry & David	OLD NAVY	adidas
JOHNSTON & MURPHY	Levi's	CHICO'S	Eddie Bauer
BANANA REPUBLIC	SUBWAY	kitchen collection	POLO RALPH LAUREN
GYMBOREE	MERRELL	carter's	

Mears Point
Red Eye's Dock Bar
Annie's Athletic Club
Harris Crabhouse & Seafood Restaurant

WFW Quality Inn
Penny's

7-Eleven

UNITED STATES POSTAL SERVICE

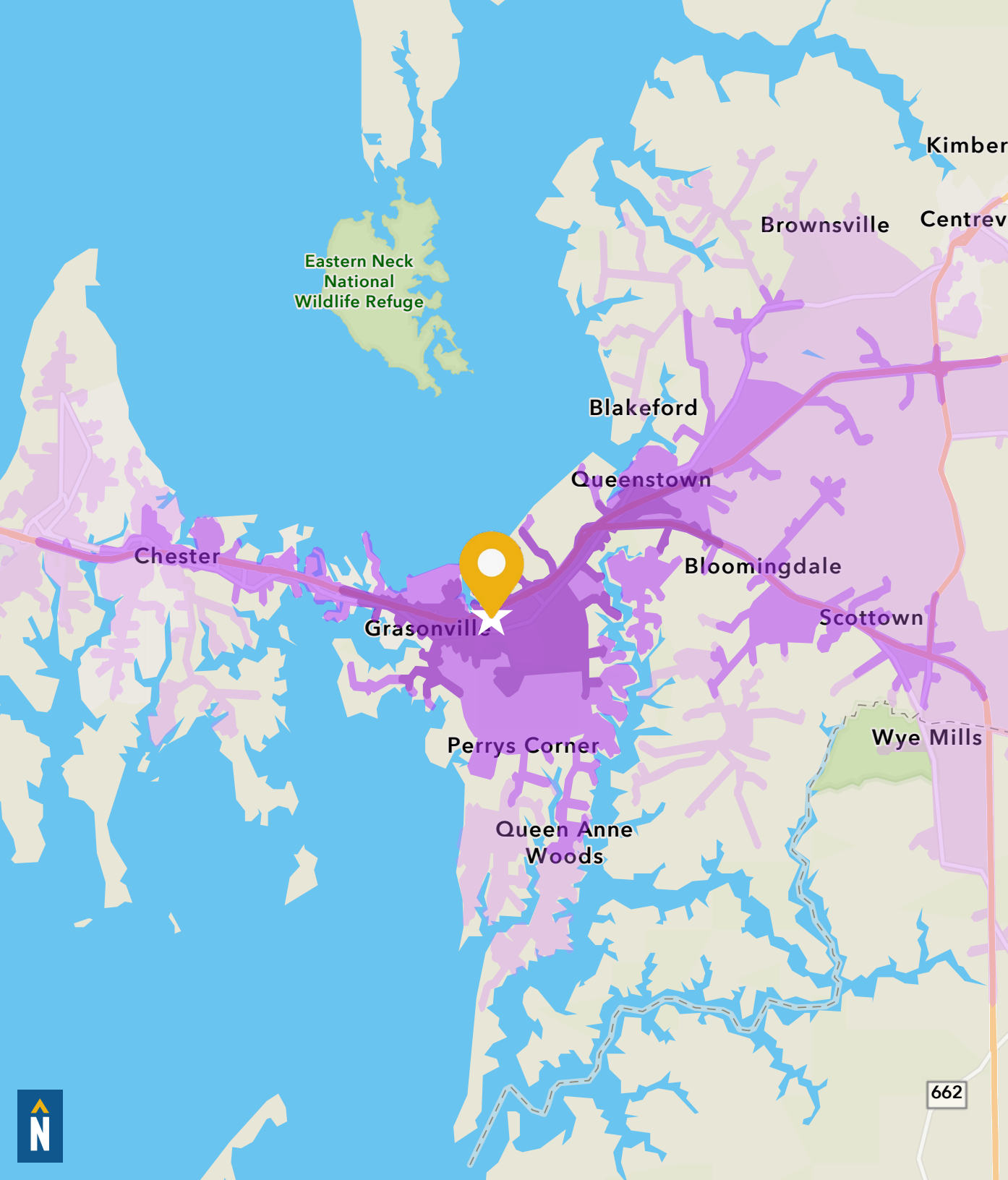
Holiday Inn Express

THE POINT at PINTAIL



DEMOGRAPHICS

2023



RADIUS:

5 MIN

10 MIN

15 MIN

RESIDENTIAL POPULATION



1,636

3,883

8,421

DAYTIME POPULATION



3,749

9,218

17,379

AVERAGE HOUSEHOLD INCOME



\$125,179

\$139,854

\$141,640

NUMBER OF HOUSEHOLDS



1,342

3,136

6,936

MEDIAN AGE



42.5

45.9

45.9

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



ETHAN BINNIX
REAL ESTATE ADVISOR

443.798.9342
EBINNIX@mackenziecommercial.com



DAVID MCCLATCHY
SENIOR VP & PRINCIPAL

410.953.0366
DMCCLATCHY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336
410 Severn Avenue
Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS** BALTIMORE BEL AIR COLUMBIA LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

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