

FOR SALE

Talbot County, Maryland

29-31 E DOVER STREET EASTON, MARYLAND

 **MACKENZIE**
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29-31 E. DOVER STREET

EASTON, MARYLAND 21601

AVAILABLE SPACE

1st Floor: 1,795 sf
2nd Floor: 900 sf

BUILDING SIZE

2,695 sf

ZONING

CR (Central Business Commercial)

HIGHLIGHTS

- ▶ Excellent signage and visibility on E Dover Street
- ▶ Recently renovated building in Easton's desirable Historic District
- ▶ Renovations include new Windows
- ▶ Distinctive building conveniently located across from 3 Easton Landmark's (Albright's Gun Shop, Avalon Theatre, and Shore United Bank Headquarters)
- ▶ One block from The Tidewater Inn and Talbot County Court House
- ▶ Architectural plans in place for 2nd floor apartment construction
- ▶ Office, Retail, Residential
- ▶ Restaurants within 1 block: Bas Rouge, Sun Flower and Greens, The Ward Room, and Scossa Restaurant and Lounge



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TRADE AREA

29-31 E. DOVER STREET | EASTON, MARYLAND 21601



FOR SALE

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LOCATION / DEMOGRAPHICS

29-31 E. DOVER STREET | EASTON, MARYLAND 21601



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

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

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

18% COMFORTABLE EMPTY NESTERS
2 MILES

These Baby Boomers are earning a comfortable living and benefiting 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

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