

**RETAIL/INDUSTRIAL
BUILDING**

**400
DRUMMER
DRIVE**

GRASONVILLE, MD 21638

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

FOR SALE



HIGHLIGHTS

- » 8,000 SF ± retail/industrial building
 - » 650 SF ± counter area
 - » 500 SF ± office area
- » UC (Urban Commercial District) zoning offers broad uses for the property, including most retail and light industrial uses
- » Excellent visibility frontage on MD Route 301/50 with over 74,000 cars per day
- » Building/property in excellent condition
- » Excellent loading, with 4 drive-in bays
- » LED lighting
- » County sewer and well water
- » Warehouse heat: Propane gas fired

BUILDING SIZE:

8,000 SF ±

LOT SIZE:

1.04 ACRES ±

YEAR BUILT:

2005

CLEAR HEIGHT:

21' (AT EAVES) TO 30'

DRIVE INS:

4 (16' W x 18' H, AUTOMATIC)

ZONING (CLICK FOR PERMITTED USES)

UC (URBAN COMMERCIAL DISTRICT)

SALE PRICE:

\$2,500,000



GOOGLE STREET VIEW



50 301

BLUE STAR MEMORIAL HWY

74,411 AADT



DRUMMER DR

MAPLE DR



AERIAL



INTERIOR PHOTOS



KENT NARROWS

301 50

Denny's

Quality INN

NAPA AUTO PARTS

Galahad

WINCHESTER CREEK

SITE

BLUE STAR MEMORIAL HWY

50

301

74,411 AADT

BACKYARD BILLY'S

DRUMMER DR



LOCAL BIRDSEYE

3 MILES

CHESTER RIVER

Queenstown Harbor

QUEENSTOWN

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

Holiday Inn Express

KENT NARROWS

Queenstown Premium Outlets

Under Armour, GAP, Talbots, Brooks Brothers, Bass, Columbia, Old Navy, Adidas, Nike Factory Store, Harry & David, Johnston & Murphy, Levi's, Chico's, Eddie Bauer, Banana Republic, Subway, Kitchen Collection, Gymboree, Merrell, Carter's, Polo Ralph Lauren

Royal Farms

WFW
Quality Inn
Penny's

SITE

Wawa

7-Eleven

United States Postal Service

UNIVERSITY of MARYLAND SHORE REGIONAL HEALTH

GRASONVILLE

PROSPECT BAY



TRADE AREA



DRIVING DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
EASTON, MD	20.8	27 MIN.
ANNAPOLIS, MD	22.4	29 MIN.
DOVER, DE	43.5	54 MIN.
WASHINGTON, DC	50.4	1 HR. 5 MIN.
BALTIMORE, MD	51.0	1 HR. 6 MIN.
SALISBURY, MD	67.6	1 HR. 24 MIN.
PHILADELPHIA, PA	103.0	1 HR. 47 MIN.
RICHMOND, VA	162.0	3 HRS. 12 MIN.

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,186

5,828

12,848

DAYTIME POPULATION



1,731

5,815

11,920

AVERAGE HOUSEHOLD INCOME



\$140,445

\$144,250

\$145,922

NUMBER OF HOUSEHOLDS



814

2,278

5,207

MEDIAN AGE

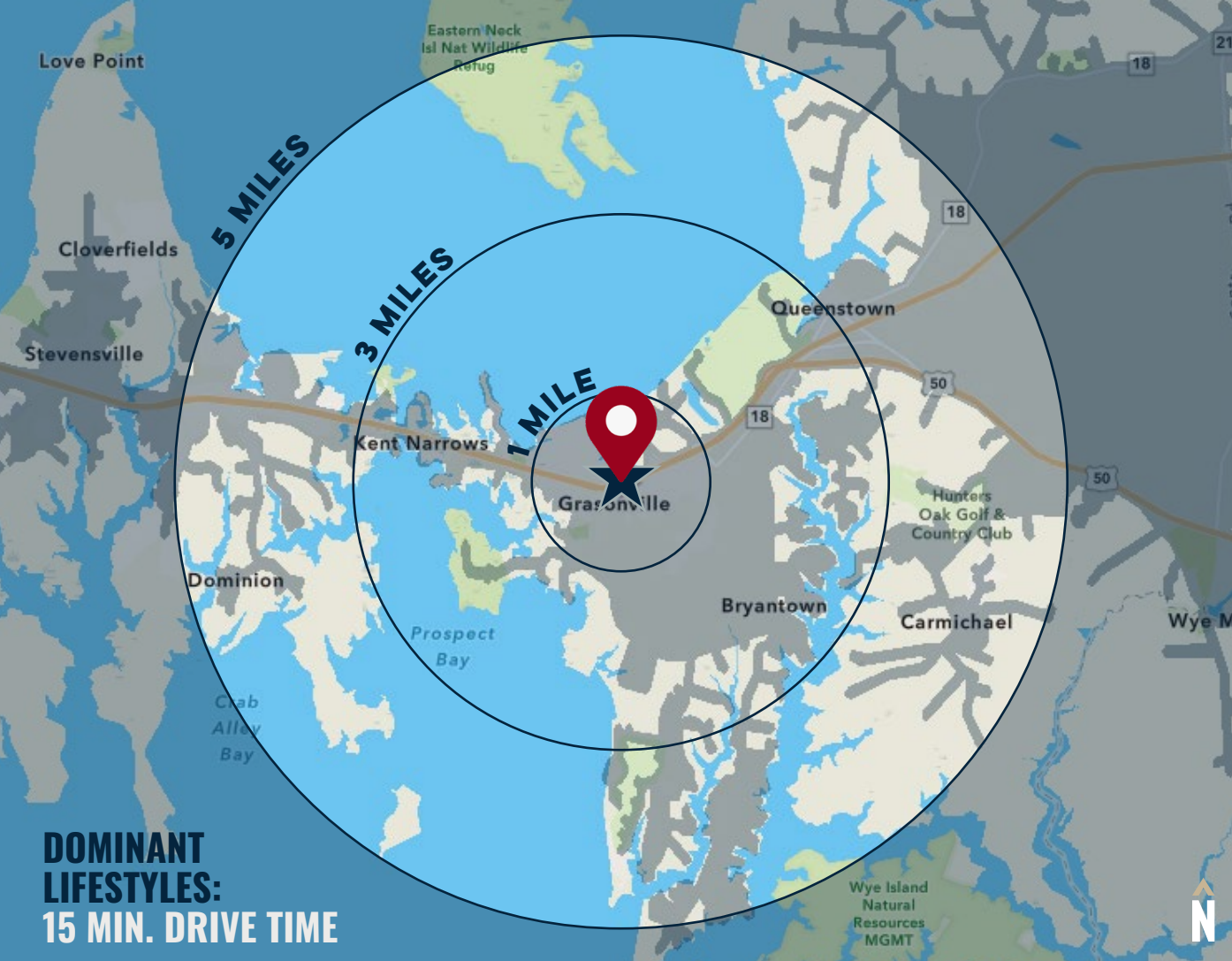


42.9

45.2

47.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES:
15 MIN. DRIVE TIME

30%
GREEN ACRES



Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

Median Age: **43.9**

Median Household Income: **\$76,800**

20%
THE GREAT OUTDOORS



These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

Median Age: **47.4**

Median Household Income: **\$56,400**

14%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**

Median Household Income: **\$103,400**



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