

FOR LEASE

Kent County, Maryland

FREESTANDING RETAIL

611 WASHINGTON AVENUE | CHESTERTOWN, MARYLAND 21620

AVAILABLE

1,908 sf

LOT SIZE

.35 Acres

ZONING

BL (Business Local)

TRAFFIC COUNT

13,962 AADT (Washington Ave)

RENTAL RATE

\$28.82 psf, NNN

HIGHLIGHTS

- ▶ Former bank branch (SunTrust)
- ▶ High visibility corner location at the signalized intersection of Washington Avenue (Rt. 213) and Morgnec Road (Rt. 291)
- ▶ 2 points of ingress/egress
- ▶ Historic and charming Chestertown setting
- ▶ Walking distance from Washington College
- ▶ Nearby retailers include Walgreens, ACME, Redner's



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CHESTERTOWN TRADE AREA

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LOCATION / DEMOGRAPHICS

611 WASHINGTON AVENUE | CHESTERTOWN, MARYLAND 21620



| | | | |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| RESIDENTIAL POPULATION 4,714 1 MILE 8,318 3 MILES 10,642 5 MILES | NUMBER OF HOUSEHOLDS 1,745 1 MILE 3,263 3 MILES 4,195 5 MILES | AVERAGE HH SIZE 2.01 1 MILE 2.14 3 MILES 2.21 5 MILES | MEDIAN AGE 36.9 1 MILE 43.3 3 MILES 44.4 5 MILES |
| AVERAGE HH INCOME \$73,580 1 MILE \$81,450 3 MILES \$83,966 5 MILES | EDUCATION (COLLEGE+) 69.8% 1 MILE 66.6% 3 MILES 65.1% 5 MILES | EMPLOYMENT (AGE 16+ IN LABOR FORCE) 90.5% 1 MILE 90.1% 3 MILES 90.3% 5 MILES | DAYTIME POPULATION 6,682 1 MILE 10,051 3 MILES 11,942 5 MILES |

30% RETIREMENT COMMUNITIES
2 MILES

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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.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

29% SMALL TOWN SIMPLICITY
2 MILES

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Young families and senior householders make up this down-to-earth and semirural lifestyle group. They are price-conscious consumers and shop accordingly, with an emphasis on convenience.

2.26
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$31,500
MEDIAN HH INCOME

19% OLD AND NEWCOMERS
2 MILES

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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.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

12% COMFORTABLE EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME