

FOR SALE

Talbot County, Maryland

COMMERCIAL LAND

9719 OCEAN GATEWAY | EASTON, MARYLAND 21601

LOT SIZE

3.25 ± Acres

ZONING

GC (General Commercial)

The GC District is characterized by moderate-intensity commercial uses and provides opportunity for a broad range of commercial activities, including retail, wholesale, storage, and contracting activities.

TRAFFIC COUNT

43,759 AADT (Ocean Gateway)

SALE PRICE

\$999,000

HIGHLIGHTS

- ▶ 3.25 ± acres of commercially zoned land on Ocean Gateway
- ▶ High visibility location with over 600 ft. ± of frontage on heavily trafficked Route 50 (32,759 vehicles per day)
- ▶ Catty corner from Easton Airport
- ▶ 3 miles from the heart of Downtown/Historic Easton, MD



**PROPOSED
NEW SHORE
HEALTH SYSTEM
REGIONAL MEDICAL
CENTER**

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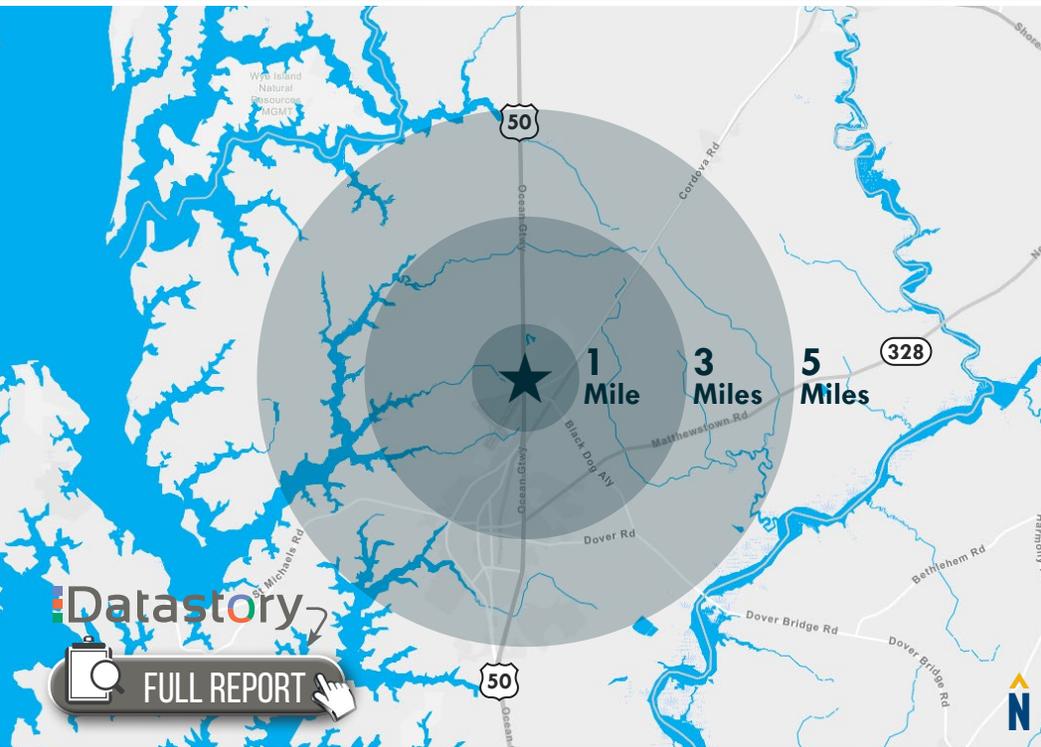
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FOR SALE

Talbot County, Maryland

LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION ... 1 MILE 8,496 3 MILES 20,525 5 MILES	NUMBER OF HOUSEHOLDS 352 1 MILE 3,558 3 MILES 8,836 5 MILES	AVERAGE HH SIZE 1.90 1 MILE 2.37 3 MILES 2.27 5 MILES	MEDIAN AGE 50.7 1 MILE 41.2 3 MILES 45.6 5 MILES
AVERAGE HH INCOME \$114,432 1 MILE \$89,754 3 MILES \$103,178 5 MILES	EDUCATION (COLLEGE+) 57.0% 1 MILE 57.7% 3 MILES 64.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.5% 1 MILE 97.1% 3 MILES 96.9% 5 MILES	DAYTIME POPULATION 1,065 1 MILE 13,984 3 MILES 27,492 5 MILES

45%
MIDLIFE CONSTANTS
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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36%
OLD AND NEWCOMERS
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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

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15%
WORKDAY DRIVE
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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4%
GREEN ACRES
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

[LEARN MORE](#)

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)



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