



1730 OCEAN GATEWAY

TRAPPE, MARYLAND 21673

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime Route 50 Redevelopment Opportunity
- 23 acres, located in Talbot County at the gateway to Cambridge, adjacent to the Choptank River
- Zoned LC - Limited Commercial characterized by low-intensity commercial uses. The LC District provides opportunity for commercial and office development serving local clients.
- Water & Sewer Available
- Fiber-optic internet available on site

SITE SIZE:

23.06 ACRES

TRAFFIC COUNT:

29,172 AADT

ZONING:

LC (LIMITED COMMERCIAL)

SALE PRICE:

\$4,500,000



GOOGLE STREET VIEW



TRADE AREA



CHOPTANK RIVER

SITE



GERRY BOYLE PARK

50

CHOPTANK RIVER LIGHTHOUSE

CHOPTANK RIVER



50



DEMOGRAPHICS

2024

RADIUS:

10 MIN

20 MIN

30 MIN

RESIDENTIAL POPULATION



7,172

20,739

30,540

DAYTIME POPULATION



13,939

44,494

64,556

AVERAGE HOUSEHOLD INCOME



\$65,143

\$90,326

\$95,543

NUMBER OF HOUSEHOLDS



5,762

17,254

25,468

MEDIAN AGE

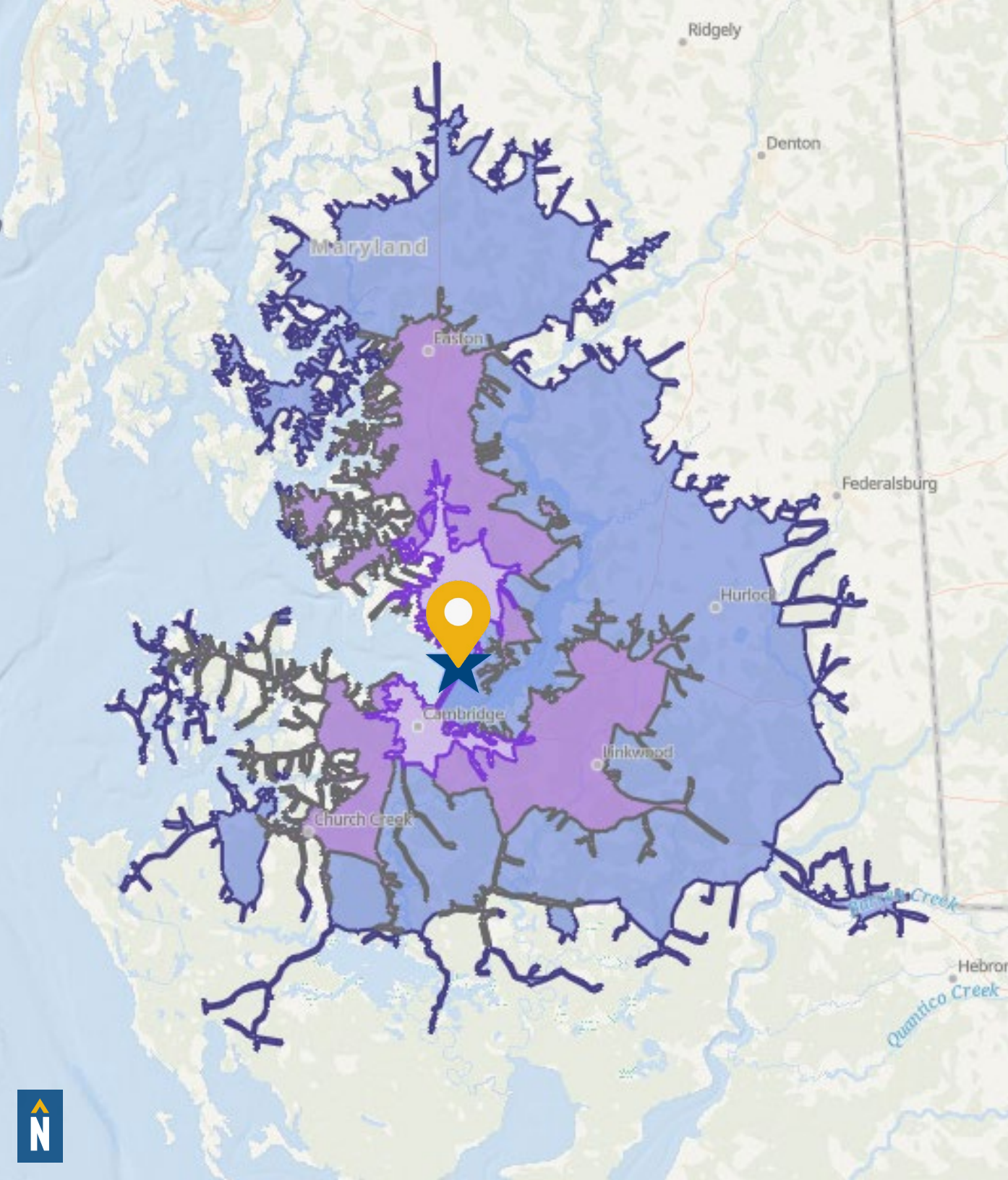


40.7

44.9

46.0

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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ETHAN BINNIX

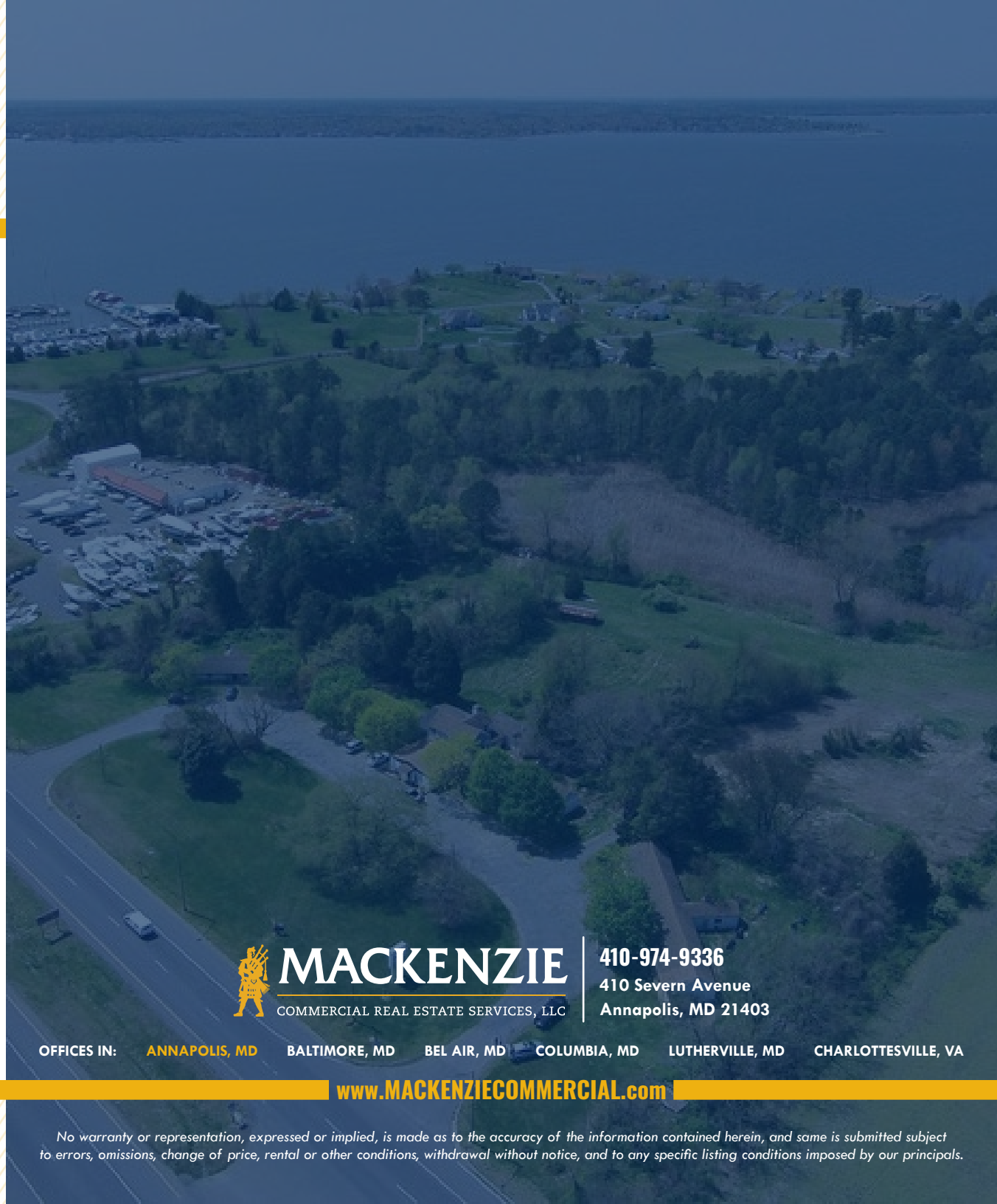
REASL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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