



COMMERCIAL PAD SITE

MAIN STREET & LEONARD SMITH DRIVE | GRASONVILLE, MARYLAND 21658

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to MD Route 50 (Blue Star Memorial Highway)
- Adjacent to University of Maryland Eastern Shore Emergency Center
- Parcels are developed with access roads and curbs
- All utilities to site

SITE SIZE:

4.638 ACRES ±

ZONING:

GGMC (GRASONVILLE GATEWAY
AND MEDICAL CENTER ZONE)

TRAFFIC COUNT:

69,142 AADT (ROUTE 50)

USES:

SENIOR MEDICAL SERVICES PROVIDER
CHILD OR ADULT DAY CARE

SALE PRICE:

\$1,175,000



AERIAL



EXIT
45B

50

301

69,142 AADT

HOSPITAL HELIPAD

Maryland
PrimaryCare
Physicians

UNIVERSITY OF MARYLAND
SHORE EMERGENCY CENTER
AT QUEENSTOWN

EXIT
45B

NESBIT RD

LEONARD SMITH DR

4.638 AC

LOT 3

MAIN ST

18

THE VILLAGE AT SLIPPERY HILL

PHASE I OF IV:
32 TOWNHOUSE UNITS
& 34 APARTMENTS
W/ 10,000 SF OF COMMERCIAL SPACE

QUEENSTOWN LANDING

ASSISTED LIVING
& MEMORY CARE
51 UNITS

SITE



BIRDSEYE



KENT NARROWS

THE VILLAGE
AT SLIPPERY HILL

UNIVERSITY OF MARYLAND
SHORE EMERGENCY CENTER
AT QUEENSTOWN

Maryland
PrimaryCare
Physicians

NESBIT RD

QUEENSTOWN
LANDING

18

MAIN ST

LEONARD SMITH DR

SITE

BLUE STAR MEMORIAL HWY

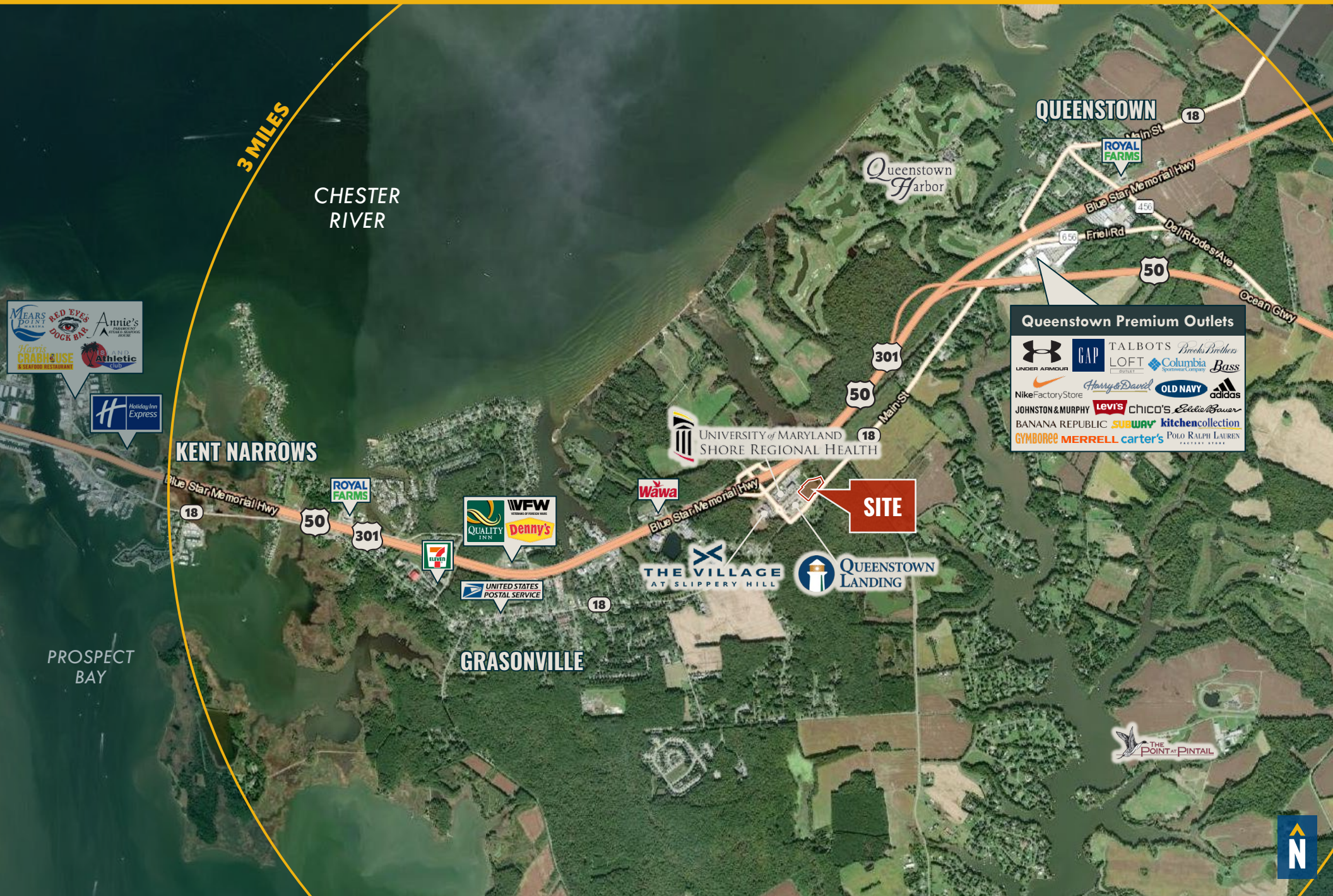
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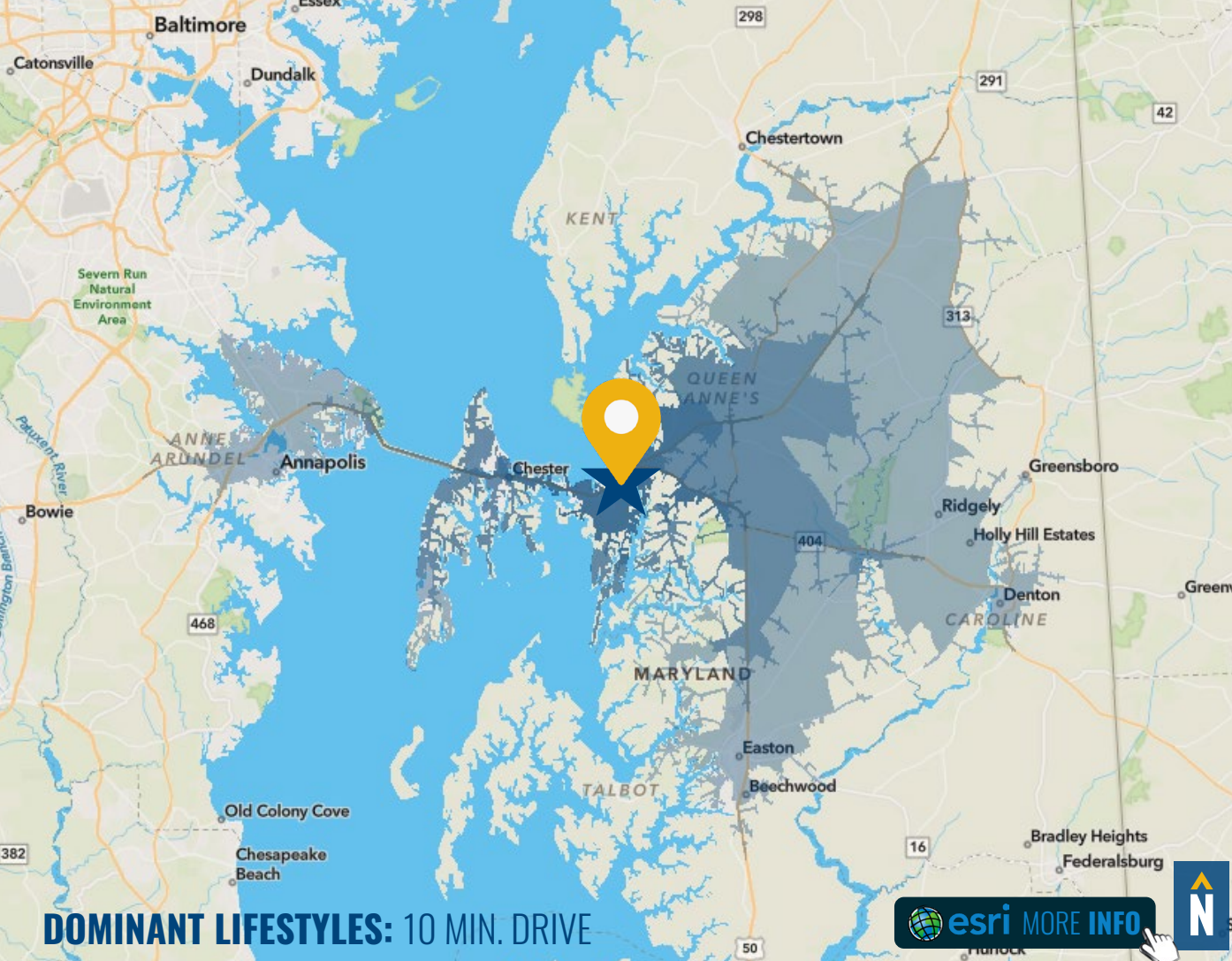
69,142 AADT

301



MARKET AERIAL





DEMOGRAPHICS

2023

DRIVE TIME:

10 MIN.

20 MIN.

30 MIN.

RESIDENTIAL POPULATION



8,678

30,467

137,590

DAYTIME POPULATION



9,945

27,993

170,862

AVERAGE HOUSEHOLD INCOME



\$142,041

\$144,995

\$151,910

NUMBER OF HOUSEHOLDS



3,460

11,801

54,204

MEDIAN AGE



46.4

44.5

43.1

FULL DEMOS REPORT

32%
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**

27%
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**

20%
PARKS AND REC



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.

Median Age: **40.9**

Median Household Income: **\$60,000**

FOR MORE INFO **CONTACT:**



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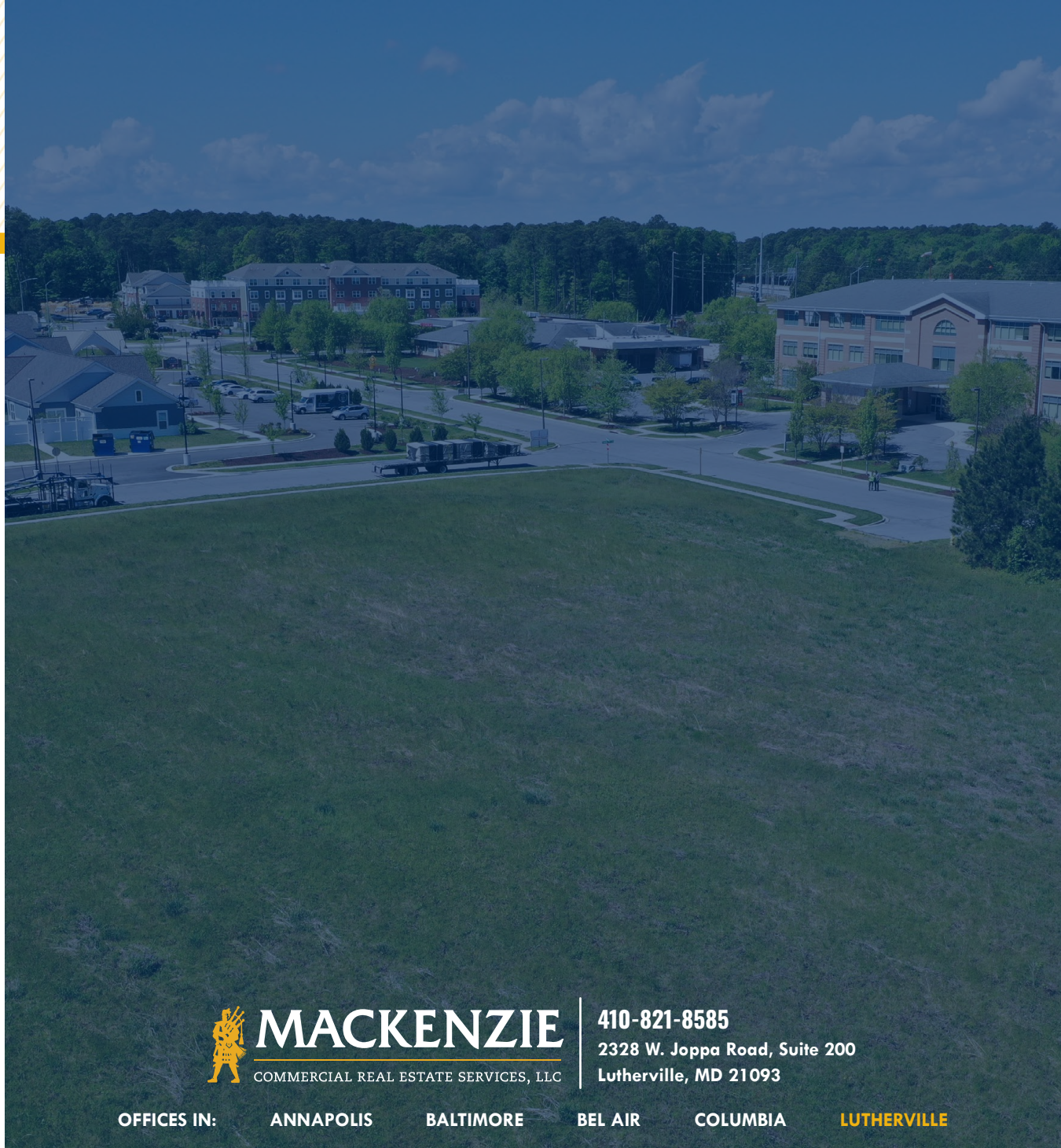


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