



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

69,742 AADT

BLUE STAR MEMORIAL HWY

EXIT
45B

HOSPITAL HELIPAD

Maryland
PrimaryCare
Physicians

UNIVERSITY OF MARYLAND
SHORE EMERGENCY CENTER
AT QUEENSTOWN

4.638 AC

LOT 3

LEONARD SMITH DR

MAIN ST

18

SITE

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



BIRDSEYE



KENT NARROWS

THE VILLAGE
AT SLIPPERY HILL

UNIVERSITY OF MARYLAND
SHORE EMERGENCY CENTER
AT QUEENSTOWN

Maryland
PrimaryCare
Physicians

QUEENSTOWN
LANDING

NESBIT RD

BLUE STAR MEMORIAL HWY

50

69,142 AADT

301

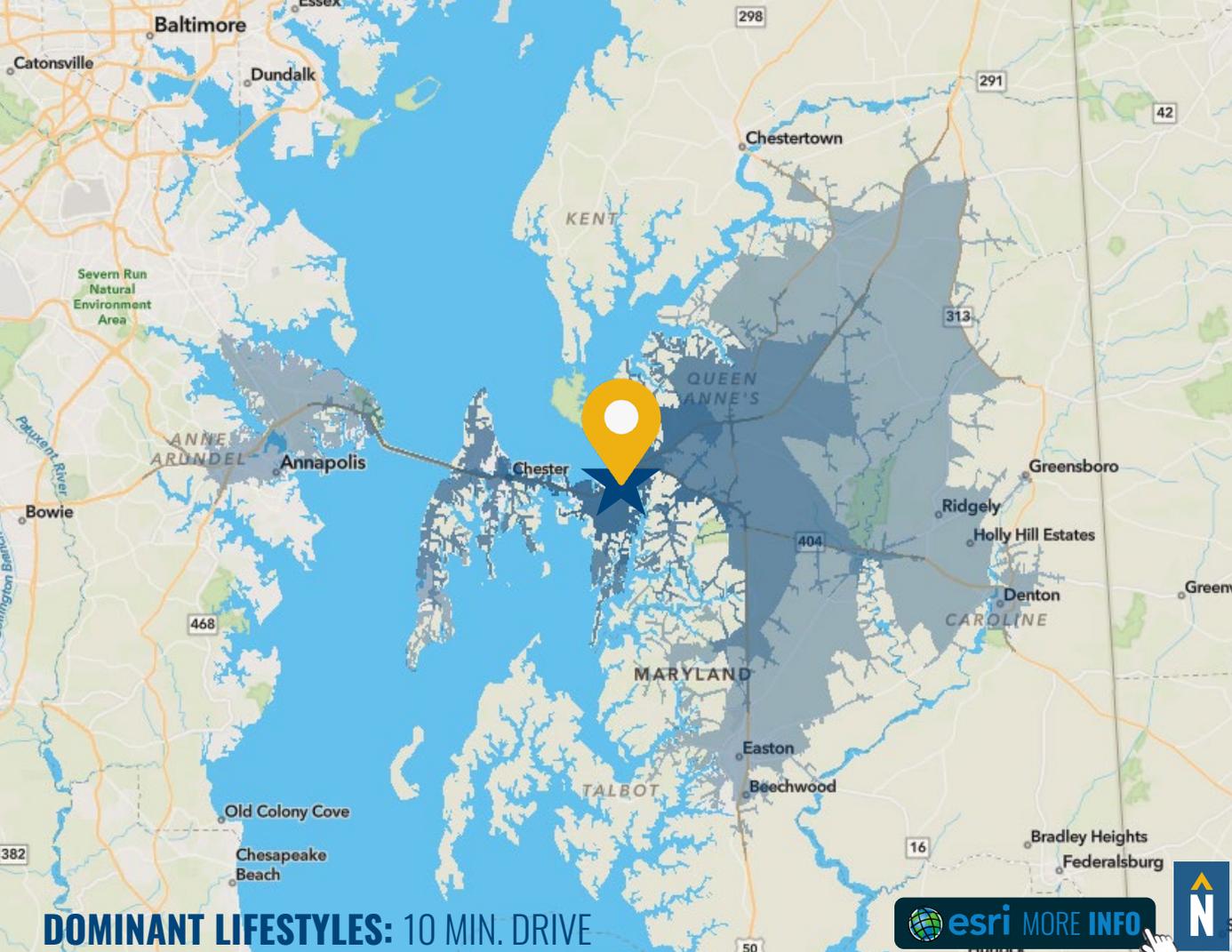
LEONARD SMITH DR

18

MAIN ST

SITE





DEMOGRAPHICS

2023

DRIVE TIME:

10 MIN.	20 MIN.	30 MIN.
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RESIDENTIAL POPULATION



8,678	30,467	137,590
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DAYTIME POPULATION



9,945	27,993	170,862
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AVERAGE HOUSEHOLD INCOME



\$142,041	\$144,995	\$151,910
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NUMBER OF HOUSEHOLDS



3,460	11,801	54,204
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MEDIAN AGE



46.4	44.5	43.1
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[FULL DEMOS REPORT](#)

DOMINANT LIFESTYLES: 10 MIN. DRIVE

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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BALTIMORE

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