

PREMIER WATERFRONT MIXED-USE DEVELOPMENT

FOR SALE



**CAMBRIDGE
HARBOR**

A Gateway Destination.

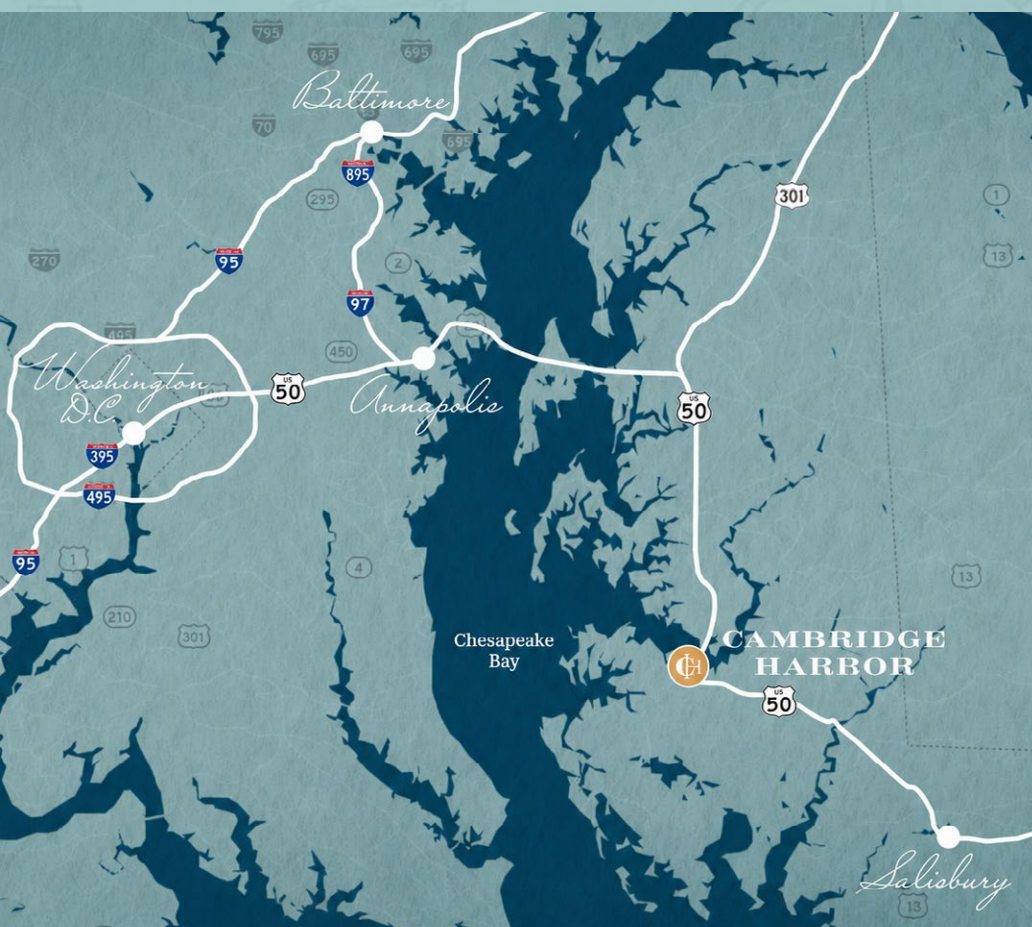


MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

THE OPPORTUNITY

Founded in 1684 on the beautiful banks of the Choptank River, Cambridge is one of the oldest colonial cities in the nation. Cambridge Harbor is uniquely positioned adjacent to Maryland's second deepest port and the only deepwater port on Maryland's Eastern Shore, creating opportunities that integrate hospitality, mixed-use development, maritime industry, and an authentic working waterfront.



Cambridge Harbor is ideally situated within a **Maryland Opportunity Zone**. See adjacent links more information.

Situated along the scenic Choptank River on 36+ prime waterfront acres, **Cambridge Harbor** is an ambitious renewal project transforming a historic industrial site into a vibrant economic hub for Maryland's Eastern Shore. Led by Cambridge Waterfront Development Inc. (CWDI), this premier multi-use destination will feature diverse retail spaces, modern residential units and a boutique hotel, all interconnected by a scenic promenade and lush public parks. With recent concrete pours on the promenade and ongoing developer partnerships, Cambridge Harbor is poised to revitalize the local community, creating jobs and boosting tourism in a way that honors the spirit of the Chesapeake.



MD OPPORTUNITY ZONES

INFO FOR INVESTORS



Parcel Legend

- A:** MARINA
- B:** BOUTIQUE HOTEL
- C-G:** MIXED-USE*

* Mixed-use overlay regulations can be created to include any combination of Residential, Commercial, and/or Retail.



CONCEPTUAL MASTER PLAN*

- | | | |
|--------------------------------|--|-----------------------------|
| 1 DEEP-WATER PORT | 2 PUBLIC BOAT RAMP | 3 SAILWINDS PARK |
| 4 GATEWAY W/ PUBLIC ART | 5 MARITIME MUSEUM/HISTORICAL BOAT-BUILDING FACILITIES | 6 WORKING WATERFRONT |

* For visual purposes only

CONCEPTUAL RENDERINGS



A MIXED-USE COMMUNITY AND VISITOR DESTINATION THAT:

- » provides a quality of place and experience for residents and visitors
- » welcomes and provides opportunities for all members of the community
- » provides a continuous public waterfront promenade and public open space
- » maintains and enhances the unique working waterfront
- » compliments and provides connections to Cambridge's downtown and its other unique and diverse communities and attractions
- » is financially feasible and sustainable
- » is consistent with the parcel-specific uses prescribed in the Conceptual Master Plan (see previous page)



DOWNTOWN AMENITIES:

DON
CHUY



THAITALIAN



black



water

BOMBAY SOCIAL
RESTAURANT · BAR · CLAY OVEN



sunnyside



Butterfly
Boutique

50

OCEAN GATEWAY

CHOPTANK
RIVER



MARYLAND AVE

CAMBRIDGE CREEK

ACADEMY ST

HIGH ST

RACE ST

PINE ST

RAR BREWING



DOWNTOWN PROXIMITY

Cambridge Harbor is just a short walk from **Downtown Cambridge**, featuring a lively restaurant and bar scene supported by retail shops and active arts and entertainment district. Throughout the year, the downtown energy is fueled by community traditions like the Ice & Oyster Festival, which highlights the town's maritime roots. This walkable district seamlessly bridges the gap between its storied industrial past and a vibrant, growing waterfront culture, making it an essential hub for both residents and visitors exploring the Eastern Shore.

CAMBRIDGE TRADE AREA

Cambridge, Maryland is strategically positioned along the **US-50 corridor**, known as the “Ocean Gateway,” which serves as the primary commercial link between the Baltimore-Washington metropolitan areas and the Eastern Shore. This corridor is the hub for national retail and essential services, featuring a concentrated hospitality cluster with hotels such as the Holiday Inn Express, Comfort Inn & Suites, and Days Inn & Suites. In contrast to the highway’s commercial density, Historic Downtown Cambridge—centered on High Street and Poplar Street—offers a charming environment filled with boutique shops, professional services, and local art galleries like the Dorchester Center for the Arts. The area’s economic landscape is further supported by a strong manufacturing and professional sector, including major employers like GKD Metal Fabric and Cambridge-Rexnord.

Recreation and tourism are central to the region’s identity, anchored by the Hyatt Regency Chesapeake Bay Golf Resort, Spa and Marina, a premier 342-acre destination that attracts high-end leisure and business travelers. Outdoor enthusiasts are drawn to the Blackwater National Wildlife Refuge, referred to as the “Everglades of the North,” for its world-class birding, paddling, and cycling trails. The Choptank River provides extensive maritime amenities, from private marinas to public spaces like Long Wharf Park, which features the iconic replica Choptank River Lighthouse and hosts the local Farmer’s Market. Additionally, the trade area is a significant site for heritage tourism, home to the Harriet Tubman Underground Railroad State Park and historic skipjack tours on the Nathan of Dorchester.



The bridge section of U.S. Route 50 (Ocean Gateway) over the Choptank River—officially known as the **Frederick C. Malkus Jr. Memorial Bridge**—is one of the busiest corridors on the Eastern Shore, particularly during the tourist season. Annual Average Daily Traffic (AADT) is approximately 32,000 to 35,000 vehicles per day, but during the peak summer season, volume typically increases by 40% to 60%. This pushes the average daily count to between 45,000 and 55,000 vehicles. On “changeover” days (Fridays and Saturdays in the summer), daily volume can spike even higher, often exceeding 65,000 vehicles as travelers head to and from Ocean City and the Delaware beaches.

CAMBRIDGE, MD

Cambridge, Maryland, the county seat of Dorchester County, is a historic waterfront city on the Choptank River with deep maritime roots and a renewed focus on leveraging its waterfront, cultural heritage, and Eastern Shore setting for long-term economic growth. Shaped by generations of boatbuilding, seafood harvesting, packing, and working-waterfront activity, Cambridge remains closely tied to the Chesapeake Bay while increasingly positioning itself as a destination for tourism, recreation, environmental innovation, and quality-of-life investment. The city's historic downtown, marina access, waterfront neighborhoods, and proximity to regional attractions across the Eastern Shore give Cambridge a strong foundation for continued revitalization.

The local economy continues to include established sectors such as healthcare, retail, food production, and light manufacturing, while tourism and recreation are becoming increasingly important drivers of activity. Visitors are drawn by Cambridge's colonial history, waterfront setting, boating access, restaurants, festivals, and events such as IRONMAN Maryland, as well as its proximity to the Chesapeake Bay, Blackwater National Wildlife Refuge, Harriet Tubman Underground Railroad sites, Ocean City, and other Eastern Shore destinations. Healthcare also remains a major regional anchor, while emerging initiatives in environmental science, aquaculture, oyster restoration, and bio-based innovation reflect the city's potential to connect its maritime legacy with new industries.

Current public and private investment efforts are focused on waterfront revitalization, downtown reinvestment, adaptive reuse, infrastructure upgrades, and "smart development" that builds on Cambridge's authentic character. Notable projects include the transformation of The Packing House into a hub for food, oyster-related enterprise, and bio-lab activity, along with state-supported improvements to downtown infrastructure and waterfront assets. Together, these initiatives are helping reposition Cambridge as a historic Chesapeake city with growing momentum—one where maritime heritage, recreation, healthcare, environmental innovation, and strategic investment can support a more diverse and resilient local economy.



REGIONAL ACCESS

Cambridge, Maryland sits at the heart of the Eastern Shore within easy reach of Annapolis, Baltimore, Washington, D.C., and Ocean City, making it a uniquely connected location for residents, visitors, and businesses alike. Its proximity to major urban centers, coastal recreation, and historic waterfront communities gives Cambridge a distinctive blend of small-town character, regional accessibility, and Eastern Shore charm.



BALTIMORE
< 2 HRS | 85 MILES

ANNAPOLIS
35 MIN | 28 MILES

WASHINGTON, D.C.
< 2 HRS | 85 MILES

CAMBRIDGE HARBOR

OCEAN CITY, MD
1 HR 45 MIN | 74 MILES



DISTANCES FROM CAMBRIDGE HARBOR			
			
WASHINGTON, D.C.	BALTIMORE, MD	ANNAPOLIS, MD	OCEAN CITY, MD
< 2 HRS 85 MILES	< 2 HRS 85 MILES	35 MIN 28 MILES	1 HR 45 MIN 74 MILES



Vicinity

Dorchester County is recognized for how its culture, recreational experiences, and quality of life intertwine to create a unique place. At the heart of this place lies Cambridge.

The city's rich history runs as deep on land as it does on water. From

enslaved peoples who forged paths of freedom along the Underground Railroad to the generations who've worked the bay to establish the watermen commerce trades still active today, Cambridge is rich in history and can-do-grit.

POPULATIONS

13,097± - City Limits
32,489± - Dorchester County
199,576± - Surrounding Counties*
6,165,129± - Maryland
15,810,787± - DE, MD, VA (DMV)

HOUSING

Median Rental Rate - \$847
Median Mortgage Cost - \$1,494

*Counties include Caroline, Talbot, Somerset, Wicomico.
All data pulled from US Census July 1, 2021 Estimates

CWDI (Cambridge Waterfront Development, Inc.) is a 501 (c) 3 non-profit development corporation formed through joint Agreement of the City of Cambridge, Maryland; Dorchester County, Maryland; and the State of Maryland for purposes of collaboration and cooperation in the comprehensive planning and redevelopment of certain properties along and adjacent to the Cambridge waterfront extending from the Choptank River Bridge Fishing Pier/Gateway to Cambridge Creek for the betterment of Cambridge, Dorchester County, and the region.

CWDI's mission is to develop the Cambridge Waterfront in partnership with the community to create an inviting, accessible, active and enjoyable place to live, work, play and visit.

CWDI serves as the master development organization responsible for coordinating the long-term implementation of the Cambridge Harbor vision in partnership with public and private stakeholders.



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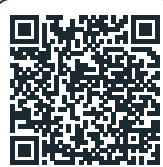
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