

FOR LEASE

Dorchester County, MD

FULLY LEASED!

CAMBRIDGE LANDING

ACTIVE PHYSICAL THERAPY	PORTER SOUL FOOD RESTAURANT
GREAT WALL CHINESE FOOD	N&T NAILS
PIZZERIA ROSITA	
THE VAPE IT STORE	
EMPIRE BARBER	FIRST CLASS VIDEO & ELECTRONICS

For Leasing Inquiries:
MacKenzie Retail
410-821-8585

CAMBRIDGE LANDING
309 SUNBURST HIGHWAY
CAMBRIDGE, MARYLAND 21613



Mike Ruocco | Senior Vice President & Principal

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Mackenzie Commercial Real Estate Services, LLC • www.MACKENZIECOMMERCIAL.com
410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

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Benson & Mangold Commercial Real Estate • www.BENSONANDMANGOLD.com
410-822-6665 • 31 Goldsborough Street | Easton, Maryland 21601

FOR LEASE

Dorchester County, MD

CAMBRIDGE LANDING

309 SUNBURST HIGHWAY (US RT. 50) | CAMBRIDGE, MARYLAND 21613

FULLY LEASED!

RENOVATIONS UNDERWAY!

FACADE, PYLON AND LANDSCAPING IMPROVEMENTS

NEW CENTER PYLON SIGNAGE



STATUS

Fully Leased

PARKING

60+ surface spaces

ZONING

GC (General Commercial)
(Town of Cambridge, MD)

TRAFFIC COUNT

29,172 AADT (Sunburst Highway)

HIGHLIGHTS

- ▶ 18,130 sf retail strip center on Maryland's Eastern Shore
- ▶ High visibility with 280 ± feet of frontage on US Route 50 (29,000+ cars/day)
- ▶ Pylon signage
- ▶ Located in an Opportunity Zone
- ▶ Adjacent to Plaza Tapatia, Dunkin' and McDonald's



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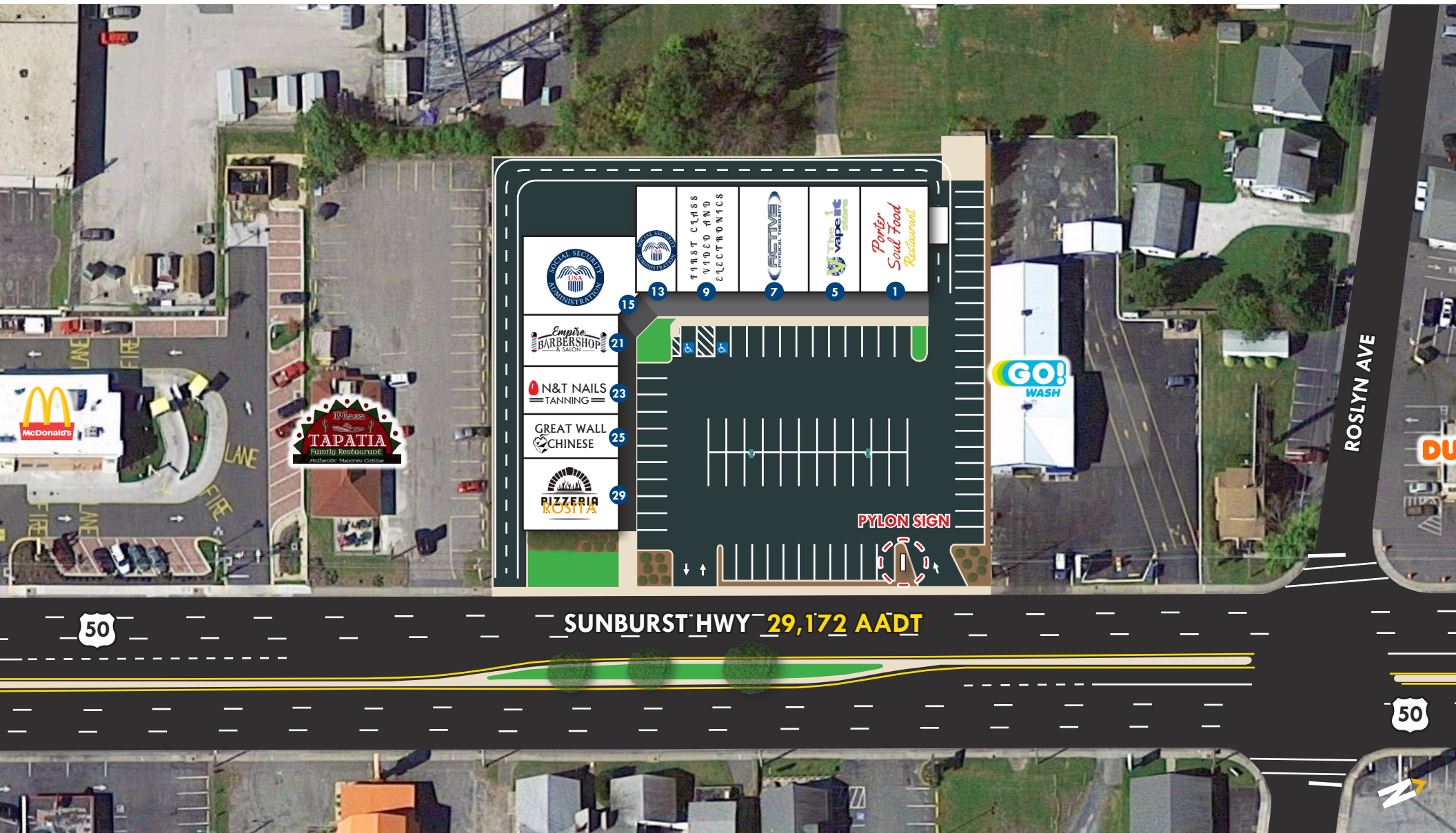
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SITE PLAN

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50

SUNBURST HWY 29,172 AADT

50



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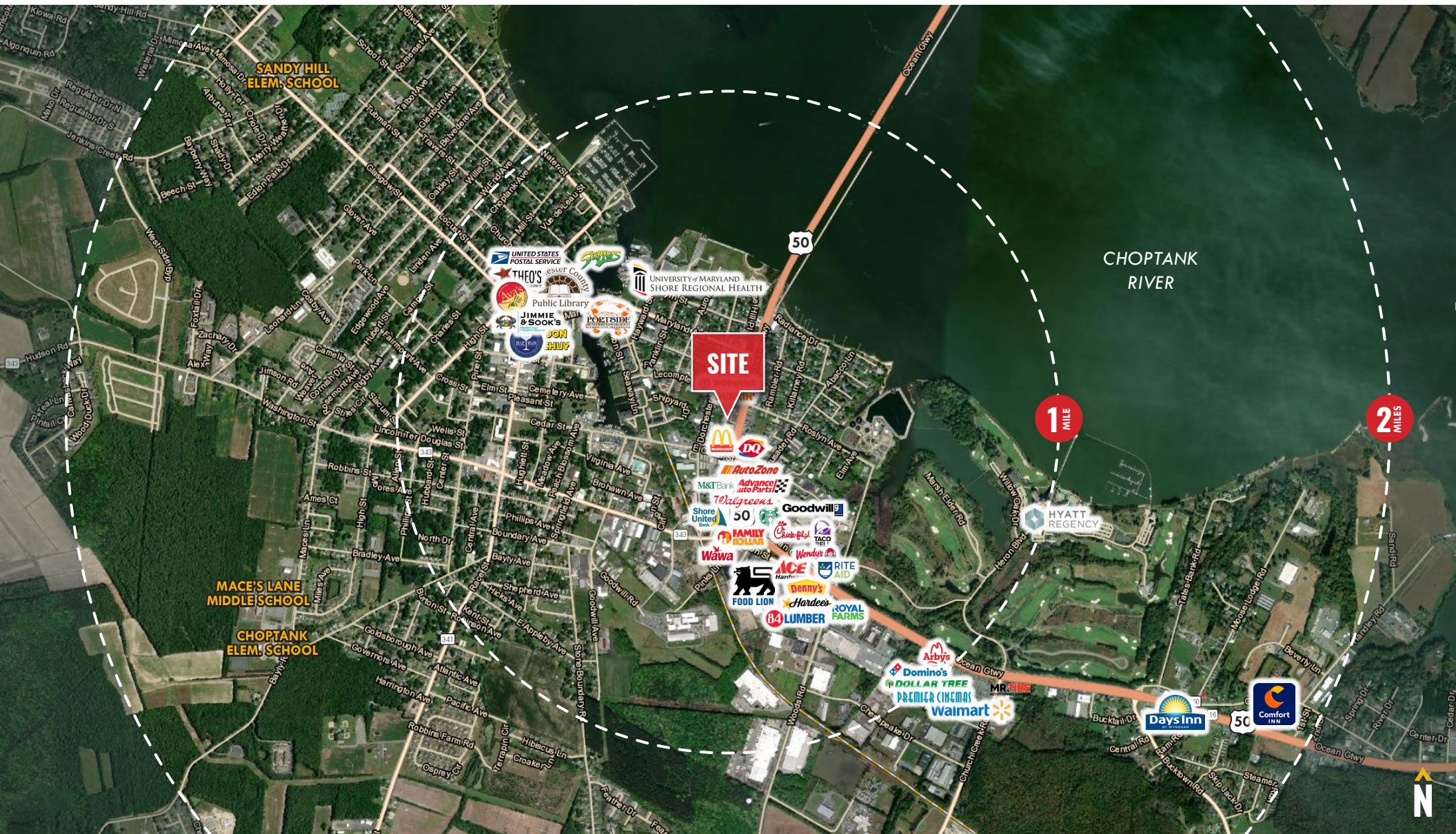
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CAMBRIDGE TRADE AREA

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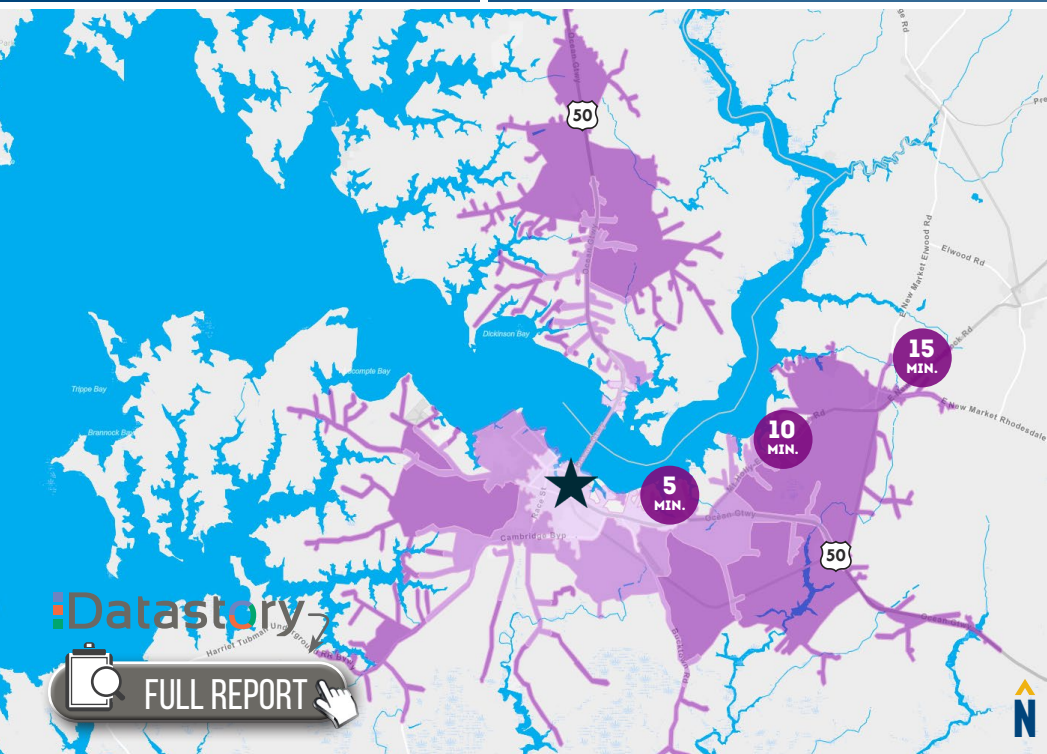
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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION 6,200 (5 MIN.) 15,193 (10 MIN.) 19,601 (15 MIN.)	NUMBER OF HOUSEHOLDS 2,744 (5 MIN.) 6,507 (10 MIN.) 8,284 (15 MIN.)	AVERAGE HH SIZE 2.23 (5 MIN.) 2.29 (10 MIN.) 2.33 (15 MIN.)	MEDIAN AGE 39.8 (5 MIN.) 41.1 (10 MIN.) 42.3 (15 MIN.)
AVERAGE HH INCOME \$59,043 (5 MIN.) \$71,740 (10 MIN.) \$77,416 (15 MIN.)	EDUCATION (COLLEGE+) 45.2% (5 MIN.) 49.1% (10 MIN.) 49.6% (15 MIN.)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.4% (5 MIN.) 95.1% (10 MIN.) 95.6% (15 MIN.)	DAYTIME POPULATION 8,457 (5 MIN.) 16,046 (10 MIN.) 19,261 (15 MIN.)

30% FRONT PORCHES
10 MIN. DRIVE

LEARN MORE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

13% COMFORTABLE EMPTY NESTERS
10 MIN. DRIVE

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

LEARN MORE

12% OLD AND NEWCOMERS
10 MIN. DRIVE

LEARN MORE

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

LEARN MORE

11% SMALL TOWN SIMPLICITY
10 MIN. DRIVE

LEARN MORE

Young families and senior householders make up this down-to-earth and semirural lifestyle group. They are price-conscious consumers and shop accordingly, with an emphasis on convenience.

2.26
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$31,500
MEDIAN HH INCOME

LEARN MORE



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