

FOR SALE

Queen Anne's County, MD

WHEATLANDS COMMERCIAL LOTS

OCEAN GATEWAY (RT. 50) | QUEENSTOWN, MARYLAND 21658

AVAILABLE LOTS

- ▶ 1.25 Acres ±
- ▶ 1.30 Acres ±
- ▶ 2.25 Acres ±

ZONING

PRC (Planned Regional Commercial)

TRAFFIC COUNT

46,840 AADT (Ocean Gateway/Rt. 50)

SALE PRICE

Call for details

HIGHLIGHTS

- ▶ 1.25-2.25 Acre ± pad sites
- ▶ Ideal for fast food, QSR, and/or restaurant users
- ▶ Directly across from the Queenstown Premium Outlets (dozens of apparel stores)
- ▶ Quick and easy access to Route 301 (Blue Star Memorial Hwy)
- ▶ 5 min. drive to Grasonville
- ▶ 9 min. drive to Kent Narrows
- ▶ 10 min. drive to Centreville



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SITE PLAN

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TRADE AREA

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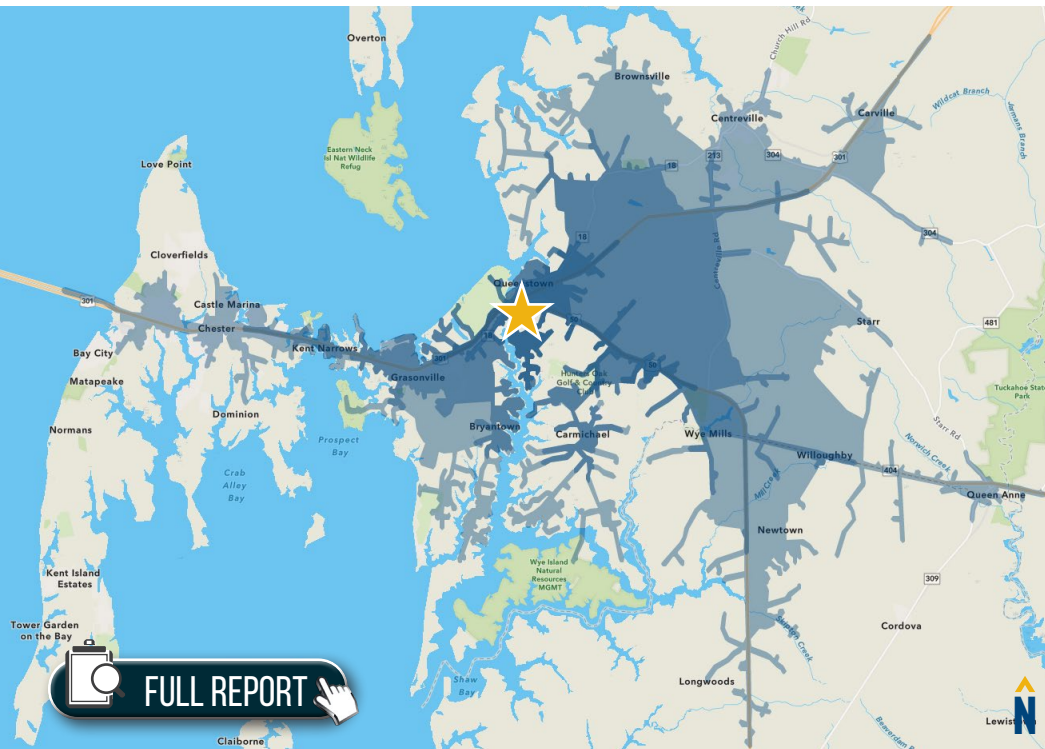


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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

RESIDENTIAL POPULATION 688 5 MIN. 5,643 10 MIN. 14,833 15 MIN.	NUMBER OF HOUSEHOLDS 257 5 MIN. 2,077 10 MIN. 5,976 15 MIN.	AVERAGE HH SIZE 2.68 5 MIN. 2.70 10 MIN. 2.46 15 MIN.	MEDIAN AGE 43.5 5 MIN. 44.3 10 MIN. 45.5 15 MIN.
AVERAGE HH INCOME \$139,083 5 MIN. \$149,355 10 MIN. \$148,109 15 MIN.	EDUCATION (COLLEGE+) 59.6% 5 MIN. 64.0% 10 MIN. 67.1% 15 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.9% 5 MIN. 97.5% 10 MIN. 97.6% 15 MIN.	DAYTIME POPULATION 1,598 5 MIN. 5,583 10 MIN. 16,445 15 MIN.

54%
GREEN ACRES
10 MIN. DRIVE

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.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

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25%
PARKS AND REC
10 MIN. DRIVE

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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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13%
EXURBANITES
10 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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6%
SAVVY SUBURBANITES
10 MIN. DRIVE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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